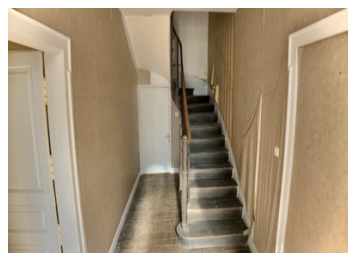


Large Maison de Maitre with Garage and Garden



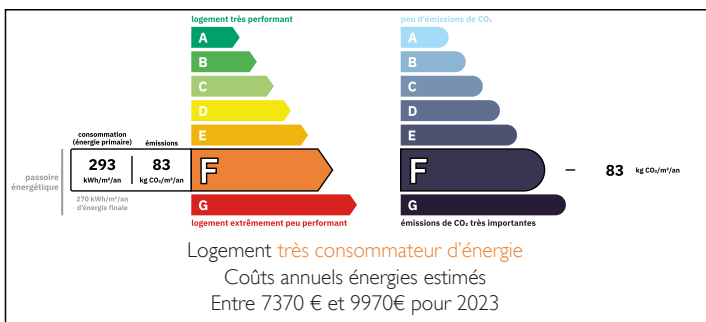
INFORMATION

Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	208 m2
Plot Size:	826 m2

IN BRIEF

This large village property, originally two separate homes, has significant potential to be converted back into a single spacious residence. It features a total of five bedrooms, multiple bathrooms, two kitchens, a large dining room, and a sitting room. The property also includes a full-length basement and attic, a very large garage suitable for a campervan and several cars, a garden with multiple seating areas, and several outbuildings. Located in a village with essential amenities, it is also close to the larger towns of Montmorillon and Bellac. The home uses an oil radiator heating system and is connected to mains drainage.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This property in a village has a large amount of habitable space, and with some work could be a beautiful home! The property was originally split into 2 homes, but there is definitely the possibility of opening back up into one large home.

Walking into the property, you're greeted by a large wooden staircase, with the kitchen to your left and the dining room.

Upstairs on this side of the property are 2 bedrooms, a bathroom and separate toilet.

On the other, larger side of the property, you'll find an entrance room, large sitting room to your left and to your right the kitchen, a bathroom and separate toilet.

Upstairs on this side are the 3 remaining bedrooms, as well as another room which currently isn't being used, but could be a large wardrobe or knocked through and used to enlarge one of the bedrooms.

The property has both a basement and an attic which span the length of the property, as well as a very large garage which has the space to park a campervan plus 2 or 3 cars. The garden has plenty of seating areas, which is a rare find being in a town. There are also multiple outbuildings.

The village itself offers restaurants, a pharmacy, a small shop, bakery and bars. Nearby you also have Montmorillon and Bellac, each with schools and supermarkets.

The heating system is an oil radiator system, and the property is on mains drainage.

Floor plans available upon request.

Information about risks to which this...

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES