

## Low maintenance semi-detached family home on outskirts of Bellac



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Bellac       |
| Department: | Haute-Vienne |
| Bed:        | 4            |
| Bath:       | 2            |
| Floor:      | 156 m2       |
| Plot Size:  | 339 m2       |



## IN BRIEF

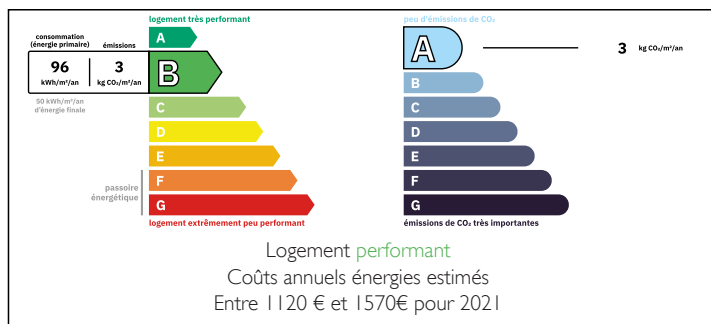
Escape to comfort in this four-bedroom, two-bath semi-detached townhouse in Bellac offering stunning views and a compact terrace accessible from either the kitchen or lounge.

Located within easy walking distance of boutiques, shops, the train station, and the village market, it also sits on the town's edge where country hiking, cycling, and river kayaking are all readily accessible.

Inside, double glazing, town water and sewer, solid insulation, and modern aerothermal central heating keep living costs low and comfort high.

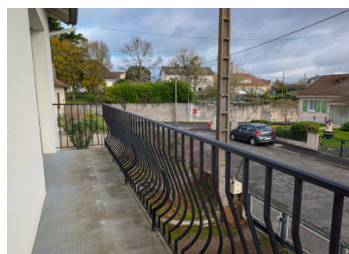
A small, fenced garden provides low-maintenance outdoor space, perfect for relaxation without chores. Move-in ready and flexible enough to personalize, this property makes an ideal family home or charming holiday retreat. A bright, inviting layout complements modern living with effortless

## ENERGY - DPE



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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

Wonderful semi-detached townhouse in the historic town of Bellac, this well-presented residence sits on a tranquil street, just a short stroll from the heart of the old town. You'll be within easy reach of boutique shops, a friendly village market, and the train station, with the best of Bellac's charm at your fingertips.

Set in a low-maintenance garden, the home offers a practical layout designed for modern living while preserving character and comfort.

Step inside to find a versatile ground-floor entrance that leads to an internal garage and a garden kitchen. This space is perfect for outdoor entertaining or evenings hosting friends, and it also serves conveniently as a guest bedroom when needed. A handy shower room with a WC on this level adds everyday practicality, especially after a day spent exploring the nearby countryside on foot, bike, or kayak on the river.

The first floor is elevated to capture the light and the spectacular views. The kitchen is both spacious and well-appointed, welcoming a breakfast dining table and opening directly onto a terrace. Imagine sipping morning coffee as the sun rises over the hills, with doors that harmoniously connect indoor and outdoor living.

The adjacent lounge benefits from double-aspect natural light and also opens onto the terrace, offering a bright, flexible space that can function as a comfortable living area and a formal dining room when entertaining guests.

Two generously proportioned bedrooms on this floor enjoy tranquil views of the rear garden and the surrounding...

## NOTES