

Semi-detached house with 2/3 bedrooms, 2 bathrooms, living & dining room, kitchen, office and large garden.



## INFORMATION

Town:	Azat-le-Ris
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

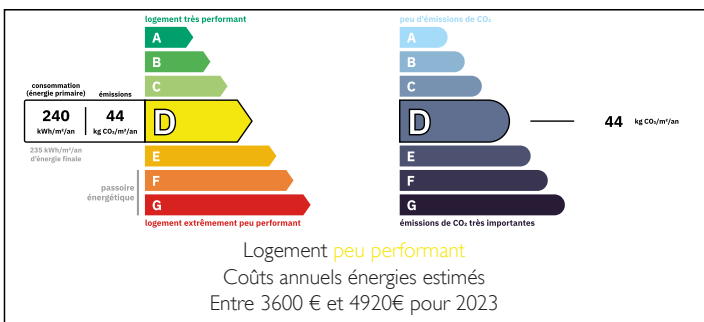
## IN BRIEF

Peaceful Countryside Haven – 167 m<sup>2</sup> Home on 4,789 m<sup>2</sup> Plot

Sunlit, west-facing home with 8 rooms, including 2 spacious bedrooms (plus potential third). Surrounded by gardens and calm countryside, it's ideal for families or a tranquil retreat. In good condition with central heating, modern plumbing, fibre internet, garage and outbuildings.

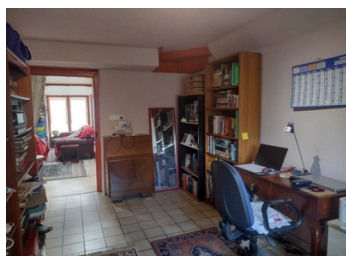
A rare opportunity to create your perfect countryside lifestyle – don't miss out!

## 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

Charming Countryside Home Near Azat-le-Riz – A Hidden Gem!

Nestled in a picturesque hamlet near Azat-le-Riz, this delightful countryside property offers the charm of a traditional cottage from the outside, while inside revealing surprisingly spacious, character-filled rooms with plenty of potential to put your own stamp on it.

A beautiful stone wall welcomes you into a private courtyard, perfect for morning coffee or al fresco dining. The front door opens into a generous dining area (4.94m x 4.88m) with a fireplace and double-aspect windows, radiators, and stairs leading to the first floor.

The fully equipped kitchen (3.45m x 4.88m) connects to a spacious area (currently utilised as a laundry room) (2.87m x 4.23m) with double-aspect windows and a door to the back garden. Adjacent, is a useful shower room and WC. The bright, large living area (5.25m x 5.56m) features double Velux windows and doors opening to the patio. From here, there is access an office (5.1m x 2.5m) and a storeroom (2.3m x 4.8m), which has now brought you full circle back to the front door.

Upstairs, bifurcated stairs lead to the bedrooms and a shower room. To the left: a shower room with WC. Currently there is an area utilised as a bedroom (2.79m x 3.29m, which leads you into the second bedroom (5.21m x 2.69m) with front and rear windows. To the right of the staircase is the master L-shaped bedroom, approx. 20m<sup>2</sup>, with front-facing windows.

Outside, the property boasts a fabulous garden with...

## LOCAL TAXES

Taxe foncière: **535 EUR**

Taxe habitation: **EUR**

## NOTES