

Charming village house full of character

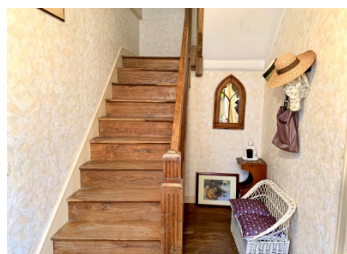


INFORMATION

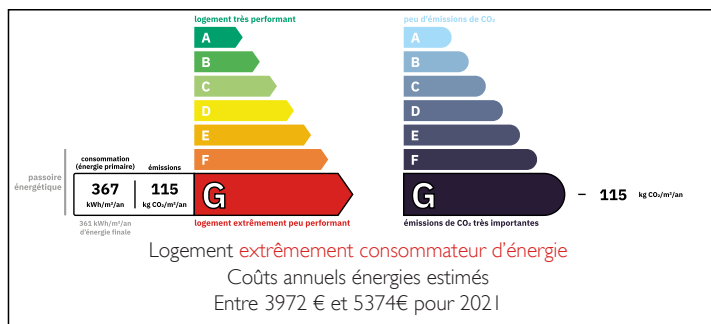
Town:	Saint-Auvent
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	84 m2
Plot Size:	503 m2

IN BRIEF

This charming village house is ideally located in the heart of the village, close to a bar-restaurant, grocery store, medical centre, and primary school, with easy access to Rochechouart and Saint-Laurent-sur-Gorre.



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

The property is connected to mains drainage and has single glazing and oil-fired heating, while retaining all the charm of character features, including original parquet floors and high ceilings.

On the ground floor, you will find a welcoming living room with fireplace (17.5 m²) and a spacious kitchen (14.5 m²) with gas cooker, opening onto a veranda, as well as a hallway (6 m²) and a cellar (16 m²). The bathroom (4.5 m²) includes a shower, bathtub, sink and heated towel rail.

Upstairs, there are two large bedrooms of 17 m² and 18 m², both featuring original parquet flooring, fireplaces and plenty of natural light, with one offering a charming view of the church! A convertible attic of 22 m² provides additional space.

Outside, there is a garden with a vegetable plot and a dedicated outbuilding for the oil tank. Energy improvement works could be considered, particularly regarding insulation, the replacement of single glazing, and the modernisation of the current oil-fired heating system.

This village house combines authentic character with generous, light-filled spaces, offering a comfortable living environment and a peaceful setting, ideal as a main residence or holiday home.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 232 EUR

NOTES