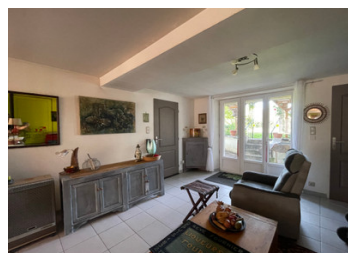


Spacious house with a garden in a calm and rural setting



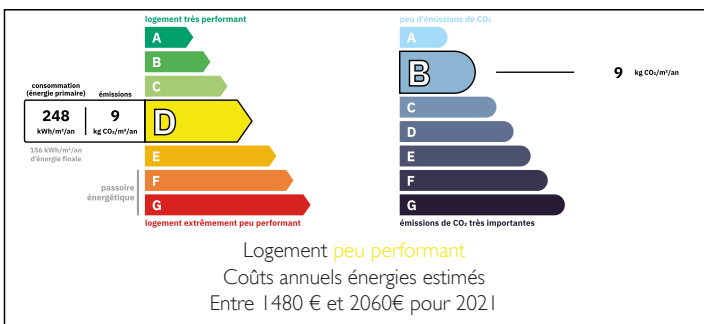
INFORMATION

Town:	Tersannes
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	75 m ²
Plot Size:	610 m ²

IN BRIEF

Spacious house with enclosed garden in a peaceful rural setting. The property features a living room with open-plan kitchen, a ground-floor bedroom and bathroom, and a large upper floor that can be converted into two additional rooms, with electrical wiring already installed. The house is in good condition and benefits from double glazing with solar-powered shutters, wood and electric heating, a garage, and a fully fenced garden. Located in a quiet countryside area surrounded by nature, while remaining close to local shops and essential services.

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 spacious home offers a pleasant and functional living environment, ideal for families or anyone looking for extra space and comfort. On the ground floor, you will find a cosy living room with an open-plan kitchen, a bedroom, and a practical bathroom. The living area is perfect for entertaining family and friends and forms the heart of the home.

An additional advantage is the spacious upper floor, which can be converted into two extra bedrooms or living areas. The electrical installation has already been completed, allowing you to finish the space according to your own needs and preferences.

The property is in good condition. For added comfort, it is equipped with double-glazed windows and solar-powered shutters, contributing to good insulation and a pleasant indoor climate.

The ground-floor bedroom and bathroom provide the convenience of single-level living. Heating is provided by both wood-burning and electric heaters, offering a combination of cosy warmth and practical heating options.

Outside, the property benefits from a pleasant, fully enclosed garden, ideal for children and pets, while also providing a private space to relax. In addition, there is a garage offering extra storage space and secure parking for your vehicle.

The house is located in a quiet rural area where peace and nature take centre stage. The surrounding green hills and extensive natural landscapes make this location ideal for walkers, cyclists, and outdoor enthusiasts. At the same time, local shops and essential services are within easy reach, ensuring everyday convenience.

This property represents an excellent opportunity...

LOCAL TAXES

Taxe foncière: 347 EUR

Taxe habitation: 527 EUR

NOTES