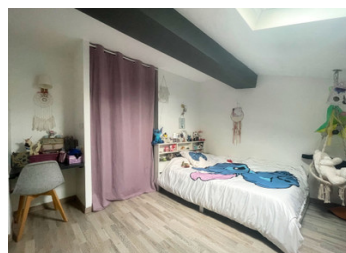
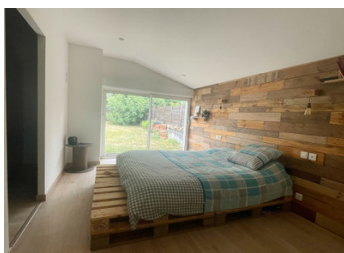


Charming, fully renovated 4 bedroom house with an adjoining garden and garage. Located in a peaceful hamlet.



INFORMATION

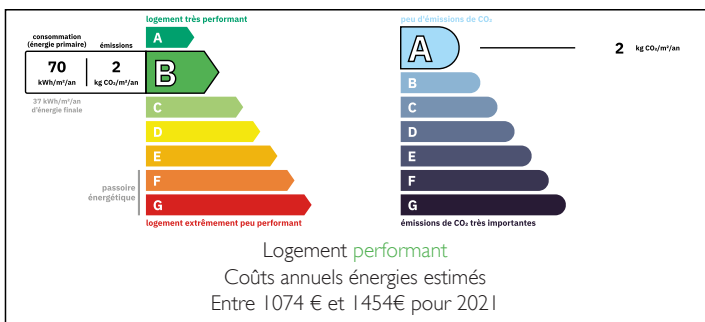
Town:	Val d'Issoire
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	733 m2



IN BRIEF

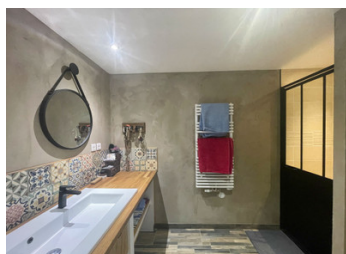
Nestled in a quiet, rural location, this charming fully renovated property will captivate you from the moment you first set foot inside. The ground floor comprises a fitted kitchen with a walk-in pantry, a living room, a shower room, a utility room and a bedroom with a walk-in dressing room. Upstairs there are three further bedrooms, a games room/study and an additional shower room. The property also benefits from a small courtyard at the front, a private garden to the rear and a garage. It is connected to the mains drainage system. Heating is provided by an air-to-water heat pump that supplies the radiators. In addition, hot water is provided by a thermodynamic water heater. There is an open fireplace in the living room and the electrical installation has been renewed. Fitted throughout with double-glazed windows and doors....

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 layout as is follows.

Ground floor.

Kitchen (28 m²) A fully fitted kitchen with a walk-in pantry (7 m²)

Living room (35 m²) with a feature open fireplace and patio windows opening to the courtyard (47 m²).

Shower-room (6 m²) and separate toilet.

Utility room (10 m²)

Bedroom 1 (15 m²) with walk-in dressing (4.5 m²)

First floor.

Games room/office (10 m²)

Shower room 3.5 m²)

Bedroom 2 (9 m²)

Bedroom 3 (11 m²)

Bedroom 4 (11 m²)

This home sits peacefully in its rural setting, only 2 km from a village which offers basic amenities (grocery shop, bakery, bank, pharmacy...) and only 14 km from the market town of Bellac which offers full facilities and services as well as a railway station linking you to Poitiers and Limoges. Limoges International Airport is within easy motoring distance (50 km) You will love the peace and beauty of the surrounding countryside.

NOTES

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