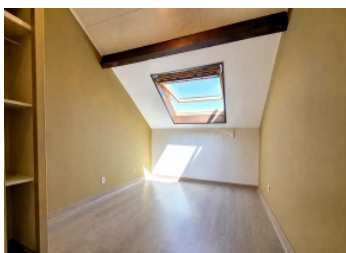


Spacious 3-bedroom apartment with terrace, garage and far-reaching views, 5 mins walk from Limoges centre



INFORMATION

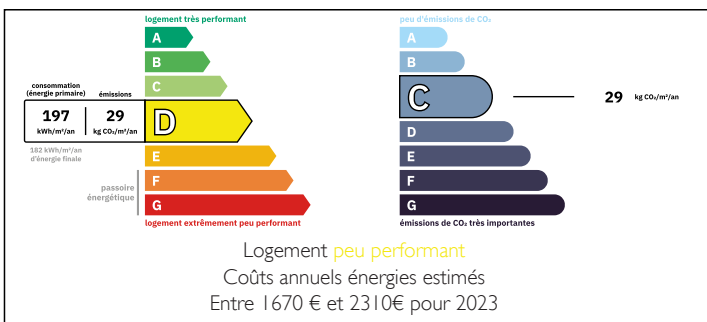
Town:	Limoges
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	0 m2



IN BRIEF

Located in a quiet residential area just 5 minutes' walk from the centre of Limoges, this spacious 3-bedroom apartment offers generous living space, plenty of natural light and wonderful far-reaching views across the city. Situated on the third floor, it comprises a large entrance hall with storage, a spacious living room with a fireplace and separate dining area, an independent kitchen with space for a dining table, three bedrooms with excellent storage, a bathroom and separate WC. The large terrace is directly accessible from both the living room and one of the bedrooms via separate sliding doors. The apartment also benefits from a private enclosed garage and individual cellar. The residence has a private, gated parking area reserved for residents and accessed by key.

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.



LOCAL TAXES

Taxe foncière: 736 EUR

NOTES

DESCRIPTION

Located in a quiet residential area just 5 minutes' walk from the centre of Limoges, this spacious apartment offers a lovely combination of city living, generous space and tranquillity.

Situated on the third floor of a residential building, the apartment enjoys wonderful far-reaching views across Limoges. Particularly impressive from the living areas and terrace, the outlook creates a real feeling of space and freedom.

The apartment opens into a generous entrance hall, immediately giving a sense of space and providing useful storage for coats, shoes and personal belongings.

The spacious living room offers several distinct areas. The comfortable sitting area is centred around a fireplace, while the dining area provides ample room for a large dining table, making it ideal for family meals and entertaining.

The living room also opens directly onto the large terrace, creating a natural extension of the interior living space. With its far-reaching views across the city, the terrace provides a lovely outdoor area to enjoy throughout the warmer months.

The separate kitchen is a good size and also offers sufficient space for a dining table, making it practical for everyday family life.

The apartment has three bedrooms, making it particularly well suited to a family. All three bedrooms benefit from generous storage space, providing valuable additional storage for everyday living.

Both the living room and one of the bedrooms have their own sliding door providing direct access to the spacious terrace.

A bathroom and separate WC complete the