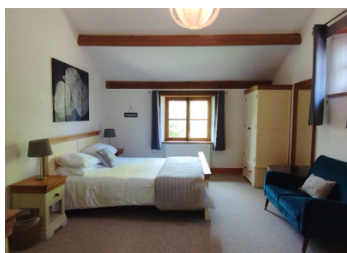


Stunning village house with gite and pool



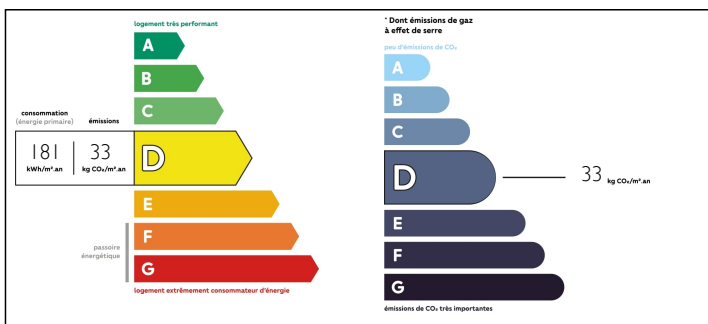
INFORMATION

Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	7
Bath:	4
Floor:	197 m2
Plot Size:	2671 m2

IN BRIEF

Set in a beautifully established garden, a few minutes walk from the village centre with its bar / restaurant and epicerie.

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: 1032 EUR

NOTES

DESCRIPTION

This delightful property is accessed via its private driveway and is surrounded by beautiful, private gardens.

On entering the main house, you enter into the spacious, fully equipped kitchen / dining area. To the left is a cosy lounge with log burner and doors to the rear garden. There is a bedroom, WC and utility room on this level. The stairs lead to four large bedrooms, one of which has an ensuite shower room, and a family bathroom.

In the gardens, there are several terraces from where you can enjoy al fresco dining and a pool to cool off in.

Across the driveway, you will find the gite which is beautifully renovated and comprises of an open plan living and kitchen area, a downstairs bedroom and bathroom, and a mezzanine.

There is also a garage for storage.

The property benefits from oil fired central heating, double glazing and mains drains.

The larger village of Cussac is at 7.2km where you will find more amenities such as a supermarket, pharmacy, DIY store, bakery and bars. Limoges airport is 45km.

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