

In a small hamlet, 184m2 3 bed house with garage and good-sized garden, quiet location

EXCLUSIVE

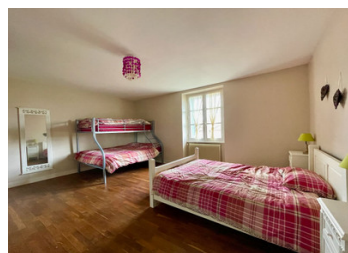


## INFORMATION

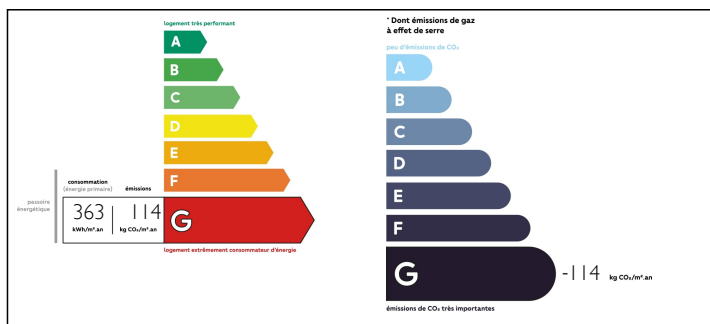
Town:	Saint-Laurent-sur-Gorre
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	187.8 m2
Plot Size:	1365 m2

## IN BRIEF

In a small hamlet, this spacious stone house attached on one side offers 184m2 of living space, comprising three lounges, kitchen, dining room, bedroom, bathroom and separate toilet on the ground floor and two large bedrooms on the top floor. An 80m2 garage doubles as a workshop and storage area. A 1365m2 garden completes the property. There is mains drainage, oil-fired central heating, eligibility to fiber optic internet connection and water supplied by a well but mains water is possible. Contact us for more information and photos.

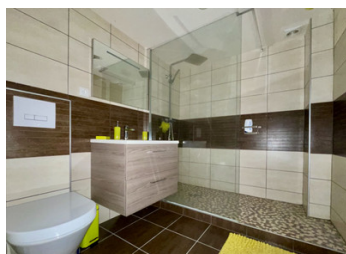


## ENERGY - DPE



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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 house is laid out as follows:

On the ground floor:

- A living room of 20m<sup>2</sup>, a second living room of 31m<sup>2</sup> with dining area and a third living room of 20m<sup>2</sup> with wood-burner
- A kitchen of around 20m<sup>2</sup>
- A bedroom of 16m<sup>2</sup>
- Storage room of 3.7m<sup>2</sup>
- A modern shower room of 4.5m<sup>2</sup>
- Separate toilet

On the top floor:

- Two bedrooms of 23m<sup>2</sup> and 21m<sup>2</sup>
- Each bedroom also has access to a separate space that could be converted into a dressing room or bathroom.

## LOCAL TAXES

**Taxe foncière: 1018 EUR**

## NOTES

Attached is an 80m<sup>2</sup> garage/workshop. If more bedrooms are required, the attic space currently accessible via the garage can be converted. Oil-fired central heating. The windows are single-glazed, with a few exceptions. The house is connected to mains drainage and is eligible for fibre optic internet connection. Water comes from a well currently but mains water is nearby.

You are 12 minutes drive from Oradour-sur-Vayres where you will find essential shops and services: supermarket, bakery, petrol station, pharmacy, bank etc.

The property is 17 minutes drive from the town of Saint-Junien where you will find a wider choice of shops, supermarkets, restaurants, DIY shops, hospital etc.

Limoges airport is a 25 minute drive away and has regular flights to Paris, Morocco, Lyon, Stansted London, East Midlands, Manchester, Bristol, Southampton and Leeds.

The property lies within the Périgord-Limousin