

Renovated 1bed house and 2bed gite in small hamlet with good size garden, pool and workshop

EXCLUSIVE

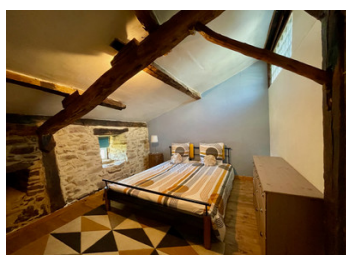
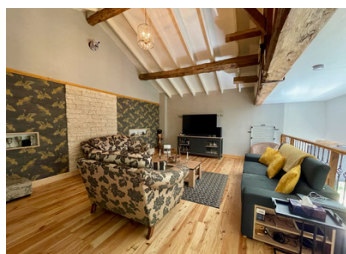
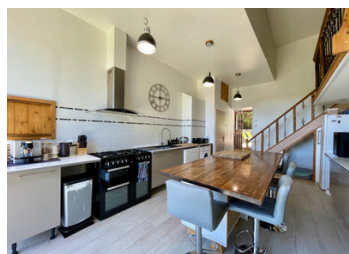


INFORMATION

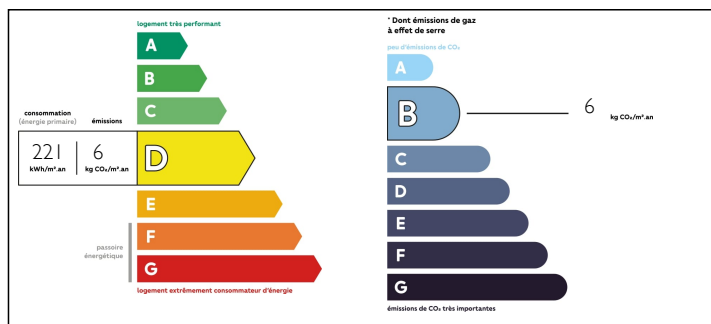
Town:	Gorre
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	148 m2
Plot Size:	4982 m2

IN BRIEF

Situated in a small hamlet near Gorre, this semi-detached property comprises two houses with garden and terrace. The main house of 84 m2, a former barn, has been completely renovated and offers a fitted kitchen with pellet stove, a large bedroom, a bathroom and separate toilet on the ground floor and a 30m2 mezzanine used as a lounge on the top floor. It benefits from double-glazed windows and a recent roof. The rear door off the kitchen leads to an enclosed courtyard with a 25m2 terrace and an above-ground swimming pool. A workshop adjoins to the right. The 64m2 gîte is adjoining and comprises an open-plan kitchen/lounge on the ground floor and two bedrooms and a shower room upstairs. It is heated by a wood-burning stove and enjoys a small private courtyard. The garden consists of lawn, shrubs and mature trees on a plot of 4982m2. The property is connected...



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: 389 EUR

NOTES

DESCRIPTION

The town of Chalus, just a 12-minute drive away, offers all the essential amenities including a large supermarket, DIY shops, restaurants, doctor, vet, banks, garage, petrol station, pharmacy and a weekly market selling local produce. Its well-preserved historic town centre is home to the remains of two medieval castles.

The property is a 24 minute drive from the town of Saint-Junien where you will find a wider choice of shops, supermarkets, restaurants, DIY shops, hospital etc.

Limoges airport, which has regular flights to major destinations such as Paris, Lyon, Stansted London, East Midlands, Manchester, Bristol, Southampton, Leeds and Morocco, is a 22-minute drive away.

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