

## Beautiful chalet in the heart of a National Park



## INFORMATION

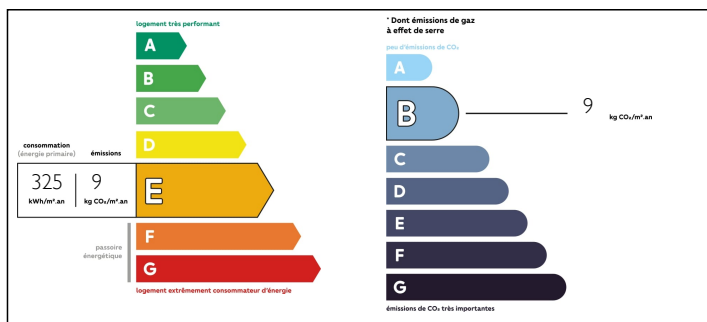
Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	1802 m2

## IN BRIEF

Edge of village location for this wooden house with 2/3 bedrooms and a sauna

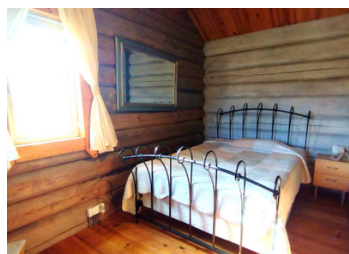


## ENERGY - DPE



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

Situated within walking distance from a small village, this house was built in 2011 and sits on just under half an acre of garden. The entrance hall leads to a spacious living area with equipped kitchen. Patio doors open onto the front terrace. The hallway also gives access to a double bedroom, a single bedroom (office) and a shower room. From the living area, stairs lead to the main bedroom with ensuite shower room and a sauna. The main bedroom has access to a balcony. The property benefits from triple glazing, a log burner and mains drains. The local village has a bar and an epicerie and hosts various village fetes during the summer. The village of Cussac is 7km away which has a supermarket and other commerce. The city of Limoges is 45km which has an airport and train station.

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

## NOTES