



HAUTE-VIENNE Pretty town house completely renovated



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 78,090.65

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Lauriere
Postcode:	87370
Geplaatst:	18-09-2024

Omschrijving:

Situated in the village of Laurière, Haute Vienne, this attractive two/three bedroom town house is ready to move into, but can be further improved if required.

The house comprises on the ground floor an entrance hall leading to a dining room with fireplace. The flue has been removed but the necessary equipment is available and just awaits installation. The dining room leads to a fully equipped kitchen. Back in the entrance hall, there is a lounge and, beyond that, a utility room and separate toilet.

On the first floor, there's a large modern bathroom and two large bedrooms, plus a third room that could be a small bedroom, dressing room or study. You name it. From this floor, there are stairs to the attic.

Outside there is a lovely very private garden, mainly laid to lawn, and a large detached garage. There is also a well.

The house has mains drainage and gas central heating.

Situated in the centre of a village with a bar/restaurant, bakery, butcher, grocer, hairdresser, bank and primary school.

There is a supermarket 10 minutes' drive away and a railway station 5 minutes' drive away with links to



Limoges and Paris. Limoges airport, with frequent flights from the UK, is around 40 minutes' drive away.

At this exceptional price, this is a must-see property.

Including fees of 7.46% to be paid by of the purchaser. Price excluding fees 67 000 €. Energy class F, Climate class F Property with excessive energy consumption. The law requires that the energy performance (EPD) of the property, currently in class F, be included, from 1 January 2028, between class A and class E. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2280.00 and 3150.00 €. Information on the risks to which this property is exposed is available on the Geohazards website:

Conditie: Reformed

Algemeen

Slaapkamers: 2
Badkamers: 1
Afgewerkte vierkante meter: 108 m²
Lot Afmeting: 195 m²

Energy efficiency

Energy Use (kWh/m²/year): 341

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/PFYR-T190949/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1689-ms-4394

