



HAUTE-VIENNE Pretty town house completely renovated



Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Детали объявления

Недвижимость:	На продажу
Цена:	USD 78,090.65

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Lauriere
Почтовый индекс:	87370
Добавлено:	18.09.2024

Описание:

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:

Состояние: Reformed

Общие

Спальни: 2
Ванные комнаты: 1
Готовые кв.м.: 108 кв м
Площадь участка: 195 кв м

Energy efficiency

Energy Use (kWh/m²/year): 341

Lease terms

Date Available:

Дополнительная информация

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

Contact information

IMLIX ID: 1689-ms-4394

