



€ 97.375,-



**BEAUMONT**IMMOBILIER  
L'AGENCE DE LA NOUVELLE AQUITAINE

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# A terraced houses

with a little outbuilding located on a terrain of 700m<sup>2</sup>

As main residence, or holiday home or investment  
Living space totally approximately 116m<sup>2</sup>

Beaumont Immobilier  
European promotor of real estate

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For Sale: terraced houses 8 minutes from La Souterraine, immediately habitable, on a plot of approximately 700m<sup>2</sup>.  
Traditional stone houses constructed in a row of 3 houses, located in a quiet dead end lane.

In the French "Lake District". Ideally suited as a main residence, holiday home or as a rental investment.

There are two houses on 1 plot. When the houses are sold separately, the owners will divide the plot in two plots.  
The house has been renovated while retaining characteristics. The house is fully equipped with double glazing, PVC windows.





The house is approximately 10 minutes from La Souterraine and 10 minutes from Dun-le-Palestel. Everything nearby. Banks, schools, shops, restaurants, doctors and the la Souterraine train station. Close to the A20 motorway which will take you to Limoges in 35 minutes. And in 45 minutes to Limoges airport.



- ✓ A la Campagne
- ✓ Situation Calme
- ✓ Terrasse
- ✓ Dependance
- ✓ Pierres de taille
- ✓ Jardin / Parc
- ✓ Près commerces
- ✓ Compteur d'eau
- ✓ Près ecoles
- ✓ Parking
- ✓ Cheminée
- ✓ Sous-sol / cave



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## Characteristics

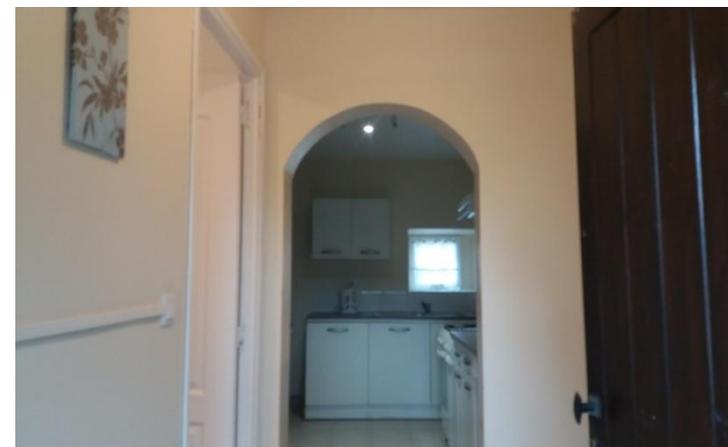
The house on the ground floor, the entrance hall, a bathroom, an open fitted and equipped kitchen (approximately 9m<sup>2</sup>), living room (approximately 26,20m<sup>2</sup>) with a wood stove and access to the garden.

On the first floor there are two bedrooms (approximately 20,7m<sup>2</sup> and 9m<sup>2</sup>) and a bathroom.

On the second floor (attic): a large bedroom (44,5m<sup>2</sup> approximately).

In addition to the house a small outbuilding, an extra little plot of land across the street. A living area of approximately 116m<sup>2</sup>.

Other features for the house are a water boiler, woodstove fireplace, double glazing, new PVC windows, large sliding aluminum window at the front of the house, a nice size garden fenced, and parking space in front of the house.





DIAGNOSTIC DE PERFORMANCE ENERGETIQUE			
Consommations énergétiques <small>(en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement, déduction faite de la production d'électricité à demeure</small>		Emissions de gaz à effet de serre (GES) <small>pour le chauffage, la production d'eau chaude sanitaire et le refroidissement</small>	
Consommation conventionnelle : kWh <sub>ep</sub> /m <sup>2</sup> .an		Estimation des émissions : kg <sub>eq</sub> CO <sub>2</sub> /m <sup>2</sup> .an	
<b>Logement économe</b>	Logement	<b>Faible émission de GES</b>	Logement
≤ 50 <b>A</b>	DPE vierge consommations non exploitables	≤ 5 <b>A</b>	DPE vierge consommations non exploitables
51 à 90 <b>B</b>		6 à 10 <b>B</b>	
91 à 150 <b>C</b>		11 à 20 <b>C</b>	
151 à 230 <b>D</b>		21 à 35 <b>D</b>	
231 à 330 <b>E</b>		36 à 55 <b>E</b>	
331 à 450 <b>F</b>		56 à 80 <b>F</b>	
> 450 <b>G</b>		> 80 <b>G</b>	
<b>Logement énergivore</b>		<b>Forte émission de GES</b>	

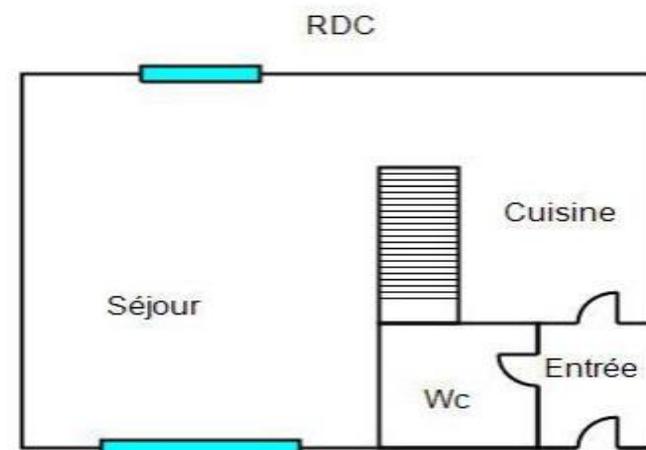
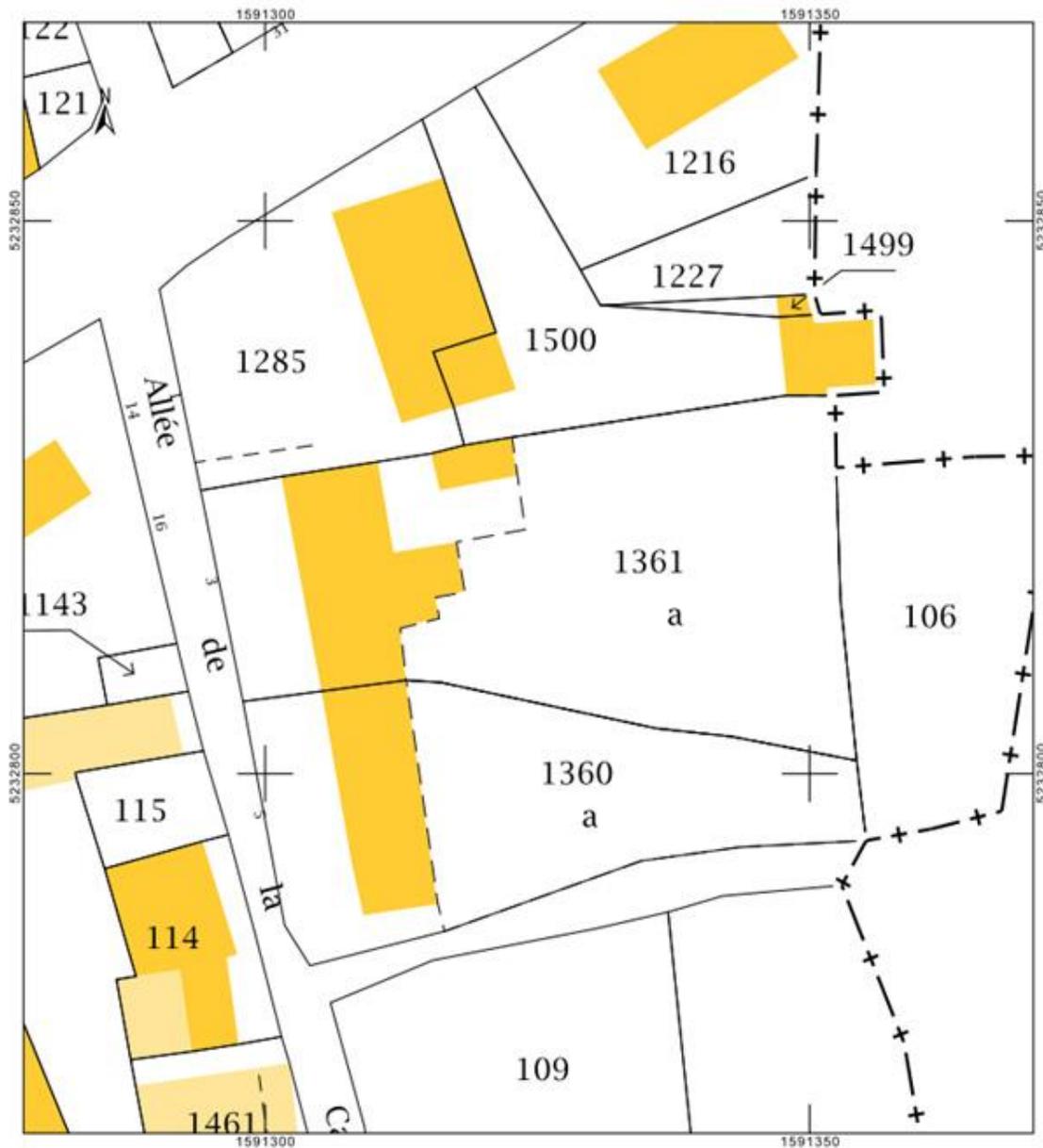


### C DESCRIPTIF DU LOT À LA VENTE ET DE SES EQUIPEMENTS

Logement	Chauffage et refroidissement	Eau chaude sanitaire, ventilation
<b>Murs :</b>	<b>Système de chauffage :</b>	<b>Système de production d'ECS :</b>
Pierre de taille moellons constitués d'un seul matériau / inconnu	Convecteur électrique NFC Insert bois	Chauffe-eau vertical
<b>Toiture :</b>	<b>Emetteurs :</b>	<b>Système de ventilation :</b>
Entre solives bois avec ou sans remplissage	Convecteur électrique NFC (surface chauffée : 88 m <sup>2</sup> ) Soufflage d'air chaud (surface chauffée : 21 m <sup>2</sup> )	Ventilation par ouverture de fenêtres
<b>Menuiseries :</b>	<b>Système de refroidissement : Aucun</b>	
Porte 1	Bois Vitrée 30-60% simple vitrage	
Fenêtre 1	Fenêtres battantes ou coulissantes, Menuiserie Bois ou mixte Bois/Métal - simple vitrage vertical	
<b>Plancher bas :</b>	<b>Rapport d'entretien ou d'inspection des chaudières joint :</b>	
Dalle béton	<input type="checkbox"/> Oui <input type="checkbox"/> Non <input checked="" type="checkbox"/> Non requis	
Dalle béton		

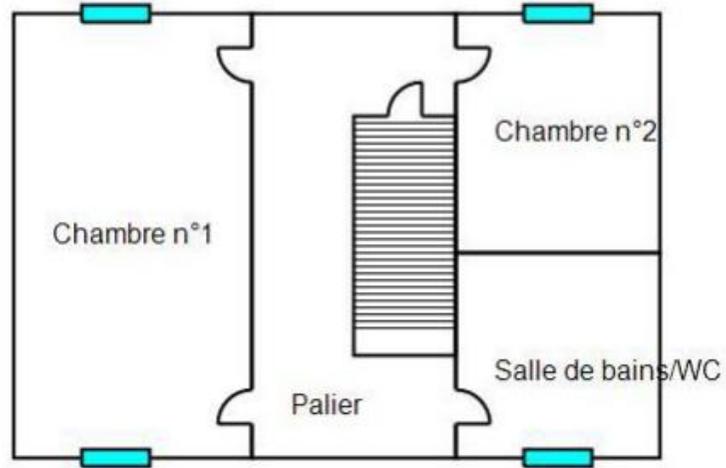


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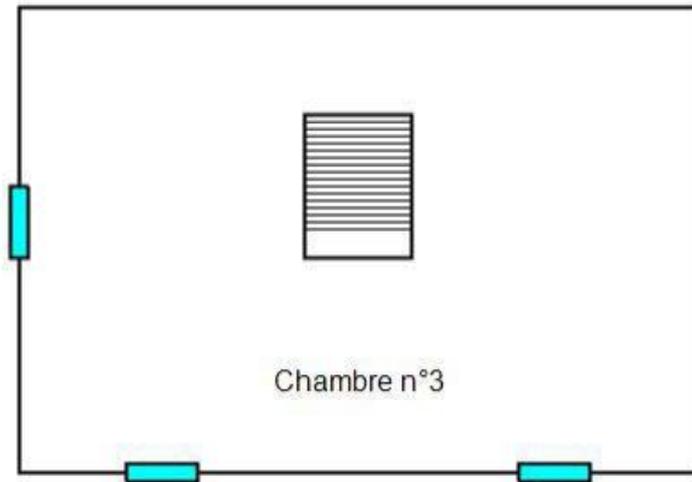


**BEAUMONT**IMMOBILIER  
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1er



2ème



A beautiful property in the heart of France for an extremely real and attractive price. So make an appointment quickly!



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