

Pretty detached house near Azat-le-Ris with lovely garden and outhouses.



EXCLUSIVE

INFORMATION

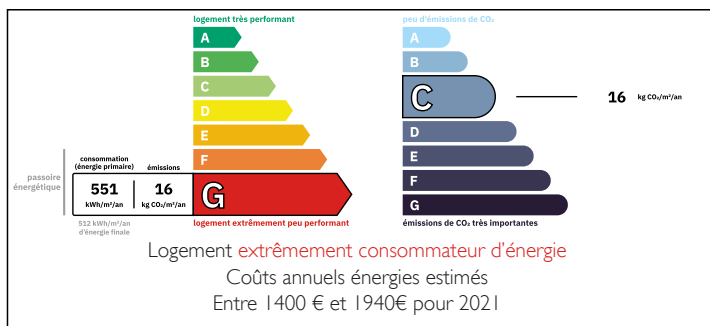
Town:	Azat-le-Ris
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	77 m ²
Plot Size:	900 m ²



IN BRIEF

This much-loved fairytale cottage is the perfect little hideaway, set in a quiet location, it would make a lovely home or an ideal lock up and leave.

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

On entering the front door you are immediately faced with the charm and character of the pretty kitchen (approx 16m²), with its restored red tiled floor, oak ceiling beams, the original sink, There is a stone fireplace complete with a woodburner giving the space a very cosy feel. Room for a table easily seating 6, this is also a very sociable and inviting space, perfect for coffee and chats looking out onto the pretty front garden and your land opposite through the double glazed window.

From the kitchen you enter the comfortable living room (approx 16.5 m²) with its pretty tiled floor and a double glazed window, if you are agile, you can even hop out of it to the rear section of the garden, where you will find a great space to sit and relax in the sunshine.

Back into the kitchen and through a door to:

The tiled shower room (approx 2.5m²) shower unit, basin and thermostatically controlled heated towel rail.

Opposite is the separate WC (approx 1.2m²) tiled floor and another thermostatically controlled heated towel rail.

Here you will also find the door leading to the beautiful barn (approx 62m²), with its magnificent original arched doors, gorgeous oak beams and roof trusses. Currently used as a workshop, there is also a mezzanine area ideal for storage. It could also be made into a super creative studio or could be extended into as the house is adjoining (subject to relevant planning permissions). Equally this space could also...

LOCAL TAXES

Taxe foncière:	323 EUR
Taxe habitation:	EUR

NOTES