

## Large stone house with views in the Perigord National Park

EXCLUSIVE



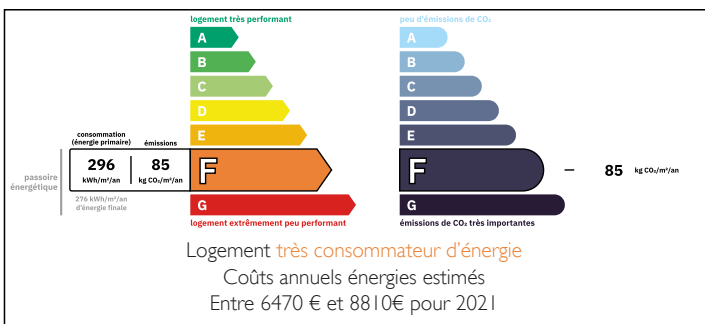
## INFORMATION

Town:	Maisonais-sur-Tardoire
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	286 m2
Plot Size:	12505 m2

## IN BRIEF

Situated behind private gates in a quiet hamlet, this spacious stone house makes an ideal family home for enjoying the beautiful countryside views.

## 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

The property consists of a large living space (75m<sup>2</sup>) with an area for dining in front of the open fireplace. The ground floor also accommodates a kitchen (17.5m<sup>2</sup>), three double bedrooms (22m<sup>2</sup>, 11.5m<sup>2</sup> and 9.7m<sup>2</sup>) and a bathroom. One of the bedrooms has a separate entrance, (with the addition of bathroom facilities this could make a private suite to rent to holiday makers). There is also a workshop on the ground floor which is currently used for storage but it could also be converted to further living space. Stairs from the lounge lead to a mezzanine (50m<sup>2</sup>) which provides another large lounge area or potential games room. From here, the view can also be appreciated. The mezzanine leads to the parental suite (28m<sup>2</sup>) which has a dressing room and ensuite shower room. The outdoor terrace is perfect for enjoying the lovely summer evenings. In total, there are approximately three acres of land is included with the property. Just under 2km, you will find the quaint village of Maisonnais-sur-Tardoire which has basic amenities. 8km to the village of Saint Mathieu where you will find further amenities and cafés. The lakes of the Haute Charente are approximately 15 minutes away. Limoges and Angouleme are at around 50 minutes from the property, both of which have excellent transport links. The measurements provided are approximative only.

More photos available on request

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

## LOCAL TAXES

Taxe foncière: **680 EUR**

Taxe habitation: **EUR**

## NOTES