

Beautiful 4/5 bedroom property in lovely rural setting with gorgeous garden and wonderful woodland.

EXCLUSIVE



INFORMATION

Town:	Saint-Georges-les-Landes
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	114 m2
Plot Size:	4567 m2

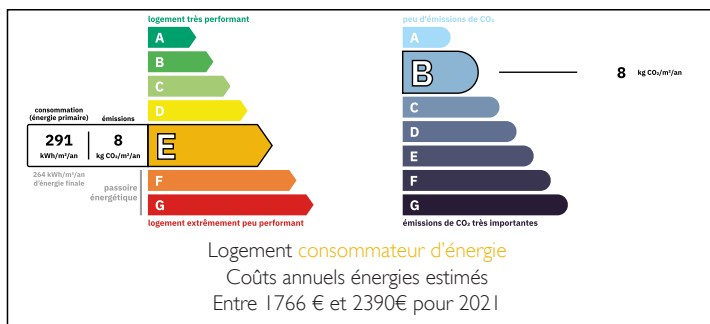
IN BRIEF

Down a little country lane located in a tiny hamlet, this charming property offers the perfect home for anyone looking for a peaceful location surrounded by beautiful countryside.

Ideally situated close to the pretty village of St George Les Landes and a short drive to St Sulpice Les Feuilles with shops, bars and restaurants

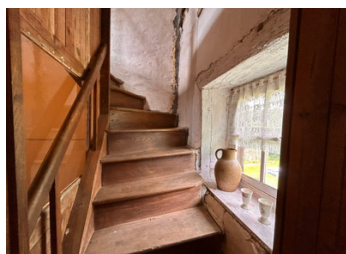


ENERGY - DPE



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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

Ground floor

Enter the kitchen (approx 16 m²) through the front door. Fitted units, ceramic sink, tiled floor, radiator and exposed beams. There is currently a range cooker (available upon separate negotiation) perfectly nestled in the old fire surround. This room has a lovely cosy feel to it and has room for a table and chairs by the window, looking out to the front of the property.

To the back of the kitchen is a lobby area (approx 6 m²) with storage cupboard under the stairs leading to the first floor of the old part of the property and access to the garage/workshop.

From the lobby you access the wc (approx 1.2 m²) the laundry room (approx 4.5 m²), an area that would be an ideal boot (approx 6 m²) room has a radiator, the hot water boiler and a door to the back garden. This area has laminate flooring.

Through a sliding door you enter the sitting room/dining room (approx 38 m²), an elegant room filled with character and charm. There are exposed beams, a feature brick wall, a window and double doors to the front of the property, laminate flooring and a large fireplace with a woodburner that is a boiler stove and is used to heat the radiators.

The wooden staircase to the first floor is also in this room, leading up to a landing area currently used as a study (approx 12 m²) with exposed beams, carpet on...

NOTES