

UNDER OFFER Very large house with garden in the heart of picturesque village, with lots of potential



INFORMATION

Town:	Saint-Julien-le-Petit
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	642 m2

IN BRIEF

UNDER OFFER This 6 bedroom stone house offers flexible accommodation for a large family (either a permanent home or holiday home), or indeed could be used for 3 separate living arrangements, with each level having its own private entrance, kitchen and bathroom facilities.

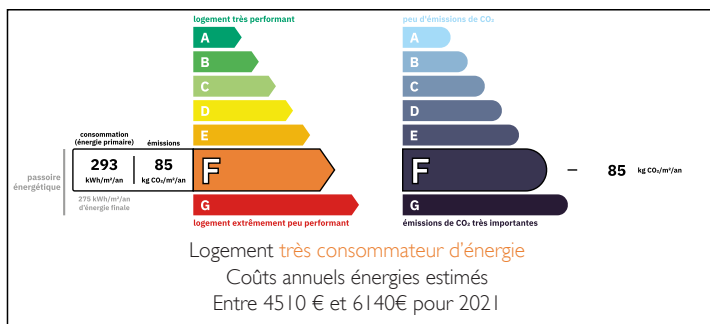
In need of updating/modernisation.

It could easily be developed into a gite/B&B type business.

It has a nice attached garden and a garage, private parking, and is a short walk from a bar/restaurant and a few minutes drive to a spectacular river beach.



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

The main front entrance to the house leads into a nice large hallway (10m²) with rooms to both sides. Immediately to the left is a large kitchen (16m²), and to the right a lounge or dining room (20m²). Further down the hallway it leads into two bedrooms (16m² and 15m²) and a separate shower room and WC. To the rear of the ground floor is a lovely large balcony, which overlooks the surrounding countryside.

Stairs off the hallway lead to the first floor which has a landing (6m²), two bedrooms (both 14m²) and a lounge (14m²). There is also a kitchen (12m²) and a shower room with WC (8m²), storage area (3m²) and further storage in two attics. There is external access to the first floor from the bottom of the staircase

Stairs from the ground floor also lead down to the sous sol, which has a boiler room (23m²) two bedrooms (both 11m²), two cellars (15m² and 24m²), a kitchen (7.5m²), hallway/shower room (11m²). External access to the sous sol is through doors to the side and the rear of the house.

There is also a workshop (9.5m²)

The house has a garage and good size garden.

It is a short walk to a nice bar/restaurant and only a 10 minute drive to Peyrat Le Chateau with shops, market, restaurants and Cinema. Larger towns are 15/20 minutes away at Eymoutiers and St Leonard De Noblat.

A lovely river beach is a few minutes drive away, and...

LOCAL TAXES

Taxe habitation: EUR

NOTES