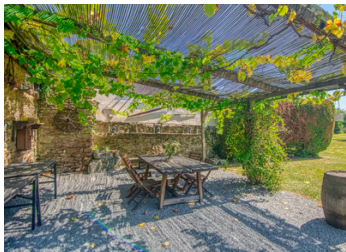


## Detached character villa with substantial attached gardens and barn

EXCLUSIVE



## INFORMATION

Town:	Arnac-la-Poste
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	169 m <sup>2</sup>
Plot Size:	4157 m <sup>2</sup>

## IN BRIEF

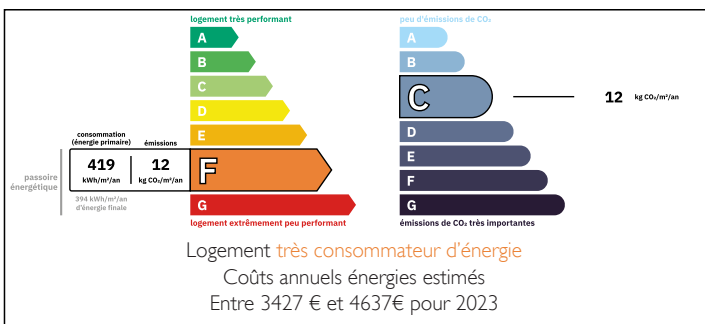
Charming character property blending historic features with modern comfort, ideal as a family home or holiday retreat. Exposed stone walls, feature fireplaces, wood-fired central heating, mains drainage and high-speed internet combine authenticity with practicality.

Spacious living areas include a light-filled kitchen/dining room, elegant salon and cosy snug opening onto a patio. Four generous bedrooms are arranged over two wings with two bathrooms, plus a large convertible attic and rock-cut wine cellar.

A substantial barn offers excellent hobby or vehicle space. The garden features a summer patio, fruit trees and secluded seating areas.

Conveniently located near Amac-La-Poste, La Souterraine and Limoges airport.

## 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

Step into a home where timeless character and modern comfort live in effortless harmony. This enchanting property offers a rare blend of historic charm and contemporary convenience, making it equally suited as a family residence or an idyllic holiday retreat.

Exposed stone walls and striking feature fireplaces bring warmth and authenticity throughout, while modern upgrades such as mains drainage and high-speed internet ensure everyday ease. Wood-fired central heating creates a welcoming atmosphere during cooler months, and a well-maintained roof provides long-term peace of mind.

### Ground Floor

A welcoming entrance hall showcases an original stone sink, immediately setting the tone for this unique home. The intimate snug, centred around a cosy fireplace, opens directly onto a peaceful patio, perfect for relaxed evenings outdoors.

The generous kitchen and dining area is flooded with natural light and enjoys lovely views over the garden, creating a wonderful space for family gatherings and entertaining. The impressive main salon features a central fireplace, triple-aspect windows and beautiful natural wood flooring, enhanced by a warm, period-inspired colour palette. A guest WC completes this level.

### First Floor

The accommodation is arranged across two distinct wings. The left wing offers two spacious bedrooms with high ceilings, decorative corning and calming décor, served by a luxurious bathroom with both a shower and a classic claw-foot bath.

The right wing provides two further generously proportioned bedrooms, equally well presented,

## NOTES