

A characterful 2/3 bedroom house, a 1 bedroom Gite, a large conservatory & garden with countryside views.



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Pensol       |
| Department: | Haute-Vienne |
| Bed:        | 3            |
| Bath:       | 4            |
| Floor:      | 300 m2       |
| Plot Size:  | 3646 m2      |

## IN BRIEF

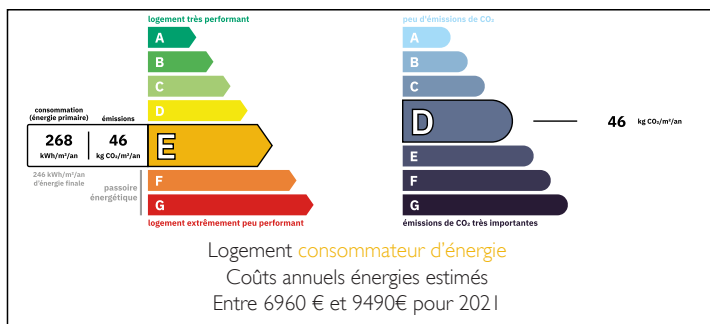
This detached stone property offers a characterful home with exposed stone walls, original beams, terracotta tiled floors and a cozy log burner. The accommodation includes two to three bedrooms, a country-style kitchen, large lounge and a stunning conservatory providing additional living space.

Attached to the main house is a one-bedroom gîte, providing separate accommodation for guests or family members. The property is ready to move into and is available for sale furnished, subject to agreement.

Outside, there is a large established garden surrounding the house, together with a further detached garden (1929m2) ideal for growing vegetables, grazing for small animals or simply enjoying a peaceful retreat by the stream. The property is situated in a peaceful hamlet and offers privacy and lots of outdoor space.



## 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 starts with a gravel driveway and double gates that lead into a courtyard in front of the house. You enter the property into a welcoming entrance hall/DINING ROOM 3.8m x 6m (23m<sup>2</sup>). To the left is the self contained one bedroom gîte. Ahead is a family BATHROOM 3m x 2.5m (7.5m<sup>2</sup>) with stone walls, bath, WC and double basins.

The stairs ahead lead to a mezzanine BEDROOM 4m x 6.6m (26m<sup>2</sup>) with stone walls, wooden floor and exposed beams. Privacy curtains could easily be replaced with a paneled wall. Leading off this room is another BEDROOM 1.5m x 4.5m (7m<sup>2</sup>) built into the eaves.

From the dining room you enter the STUDY 3.1m x 3.9m (12m<sup>2</sup>) with a large wall of storage space. This leads into a bright and airy country style, L shaped KITCHEN 3.9m x 4.6m (17.9m<sup>2</sup>) and DINING AREA 2.5m x 2.9m (7m<sup>2</sup>) with triple doors giving access to the front courtyard. A seperate SHOWER ROOM/LAUNDRY ROOM 1.8m x 2.8m (5m<sup>2</sup>) is off the kitchen. The warm & comfortable LIVING ROOM 7m x 4.5m (31.5m<sup>2</sup>) leads from the kitchen with magnificent beams, stone walls and restored oak flooring. A log burning stove provides ample heat to this comfy room. Stairs lead from the living room to the main BEDROOM 7m x 4.6m (32m<sup>2</sup>) again stone walls, wooden floor & beams continue the character throughout the property. An ensuite BATHROOM 2m x 1.9m with a shower, WC,...

## LOCAL TAXES

Taxe foncière: 1195 EUR

## NOTES