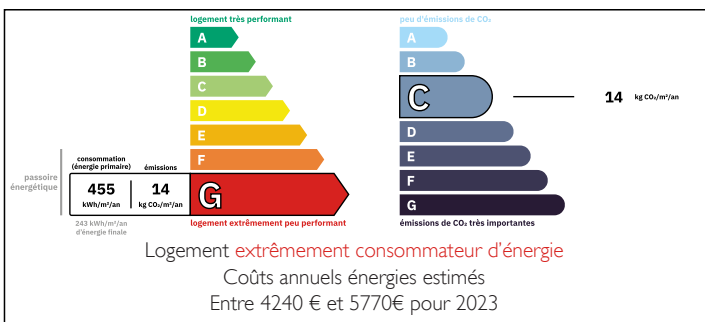


Wonderful home and garden in rural hamlet



ENERGY - DPE



INFORMATION

Town:	Balledent
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	140 m ²
Plot Size:	2218 m ²

IN BRIEF

Beautifully renovated home near the charming village of Chateauponsac. The character of this house is evident from the moment you walk through the door, with its exposed stone walls and oak beams adding a touch of old-world charm.

With three bedrooms and two bathrooms, there is plenty of space for a growing family or visiting guests. A bonus barn on the property offers endless opportunities for projects or storage.

Fully equipped existing business operating maintaining agricultural equipment and vehicle tire repairs for separate purchase REF A32700ATM87

Situated less than 5 minutes from the historic town of Chateauponsac, you'll have access to cafes, a supermarket, village market, and a gas station. Additionally, within 10 minutes, you can explore the natural park walks, summer beaches, water sport

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

Beautifully renovated property that effortlessly blends rustic charm with contemporary convenience. As you step inside, you're greeted by stunning stone walls and exposed oak beams that create a warm and inviting atmosphere. The high ceilings allow natural light to flood the spacious living room (39m²), featuring a cozy fireplace perfect for gatherings.

You will find a good sized kitchen complemented by a separate dining room for memorable meals. A convenient downstairs WC adds to the functionality of this space.

Upstairs, discover two large bedrooms (20m² and 15m²) that offer comfort and tranquility, alongside a newly renovated bathroom.

The luxurious master bedroom (25m²) comes complete with salon seating and an ensuite, providing a private sanctuary.

For hobbyists or outdoor enthusiasts, the property boasts a large barn (80m²), perfect for storing your campervan or working on projects. The pretty garden is adorned with established trees and includes a large greenhouse tunnel for growing your own vegetables, enhancing your self-sufficiency.

New fosse septique system installed in 2024.

Situated less than 5 minutes drive from the historic town of Chateauponsac, you'll have access to cafes, a supermarket, village market, and a gas station. Additionally, within 10 minutes, you can explore the natural park walks, summer beaches, water sport lakes, and the swimming pool at Saint-Pardoux-le-Lac. If you're looking for more city amenities, Limoges is just a 30-minute drive away, featuring an international airport.

Fully equipped existing business operating maintaining agricultural equipment and vehicle tire

LOCAL TAXES

Taxe habitation: EUR

NOTES