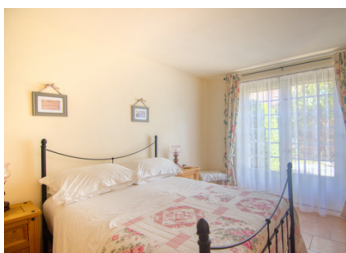


## Charming House and lake near Cromac



## INFORMATION

Town:	Cromac
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	87 m2
Plot Size:	21572 m2



## IN BRIEF

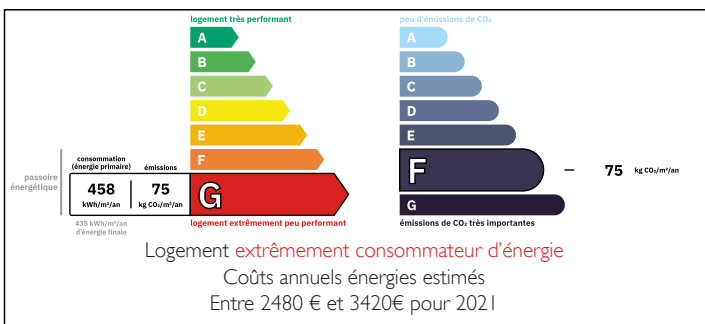
Welcome to a country retreat in a picturesque setting! This house offers single level living with an open plan kitchen, dining, and lounge area perfect for entertaining family and friends. With 2 good sized bedrooms, a family bathroom, and a guest WC, this home has everything you need for comfortable living.

Step outside to enjoy the beautiful grounds featuring established gardens and pond - the perfect backdrop for relaxation. The parklike grounds extend to include a private woodland and small lake.

The property also includes a convertible attic, ideal for storage or potential extra living space. Plus, you'll find barns on the property that offer endless possibilities for hobbies or additional storage.

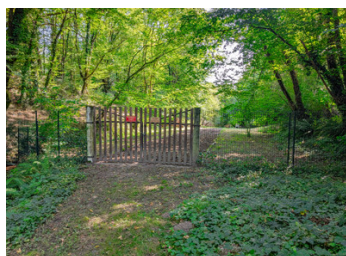
This unique property is just a 10-minute drive to Saint-Sulpice-les-Feuilles, where you'll find schools, a

## 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

Welcome to your new sanctuary near the picturesque village of Cromac.

This delightful house offers a perfect blend of comfort and potential, featuring a spacious lounge, dining room, and a well-appointed kitchen ideal for entertaining guests or enjoying cozy evenings at home.

With two bedrooms (one previously a boiler room), a convenient guest WC, and a family bathroom, this property is designed for easy single-level living, providing ample space for you and your family.

Step outside to discover the charming barns that present endless possibilities for storage or creative conversion projects. The serene garden, complete with a tranquil pond, invites you to unwind and relax after a busy day. Additionally, the private park with a small lake offers an idyllic setting for quiet contemplation or entertaining loved ones.

For those envisioning an expanded living space, the convertible attic is a canvas waiting for your personal touch—turn it into your dream master suite or additional living area.

This unique property is just a 10-minute drive to Saint-Sulpice-les-Feuilles, where you'll find schools, a supermarket, café, and petrol station for your convenience. A mere 25 minutes away is the larger town of La Souterraine, offering train connections to Paris in under 3 hours. Plus, Limoges international airport is only an hour's drive, making travel a breeze.

Don't miss out on this exceptional opportunity.

Schedule your viewing today and explore the comfort and potential that awaits you in Cromac

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Information about risks to which this property is exposed is available on the Géorisques...

## LOCAL TAXES

Taxe foncière: **408 EUR**

Taxe habitation: **EUR**

## NOTES