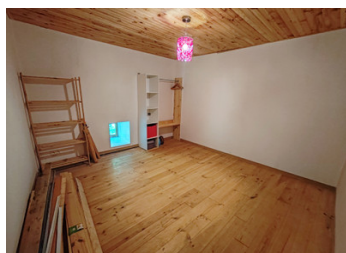
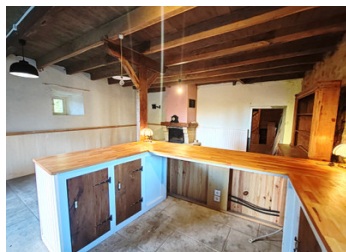


Gorgeous stone cottage with 2 bedrooms, small outbuildings and courtyard in a quiet hamlet location.



INFORMATION

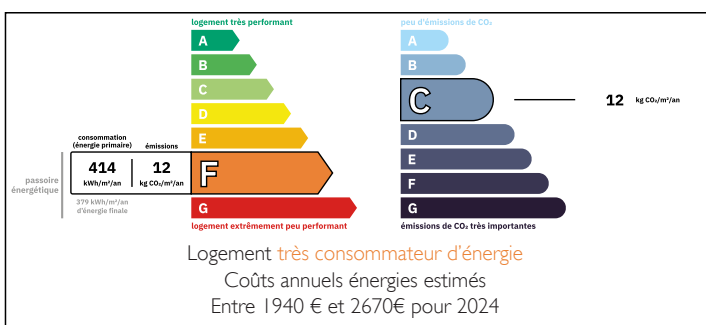
Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	104 m2
Plot Size:	190 m2



IN BRIEF

This lovely stone property has a lot to offer with its open plane kitchen, snug living room, 2 bedrooms upstairs, including one with a fire and bath and its very own bread oven ! The property has a new roof (2016), double glazing, new electrics (2016), a septic tank (2005), and a lovely shower room. The property still requires finishing touches such as floors and painting. It is a small hamlet just a few minutes away from the village of Maisonnais sur Tardoire and other french towns.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property consists off:

Ground floor:

- Kitchen with newly fitted kitchen with its Falcon cooker and a wood burner. 37m2. There is a fabulous bread oven at the back at the fire place!
- Living room with its Godin wood burner (new). 18m2

1st floor:

- Landing with its chandelier
- Bedroom 12m2
- Master bedroom with its own bath and fireplace 30m2
- Shower room 6m2

Attic with stairs access and insulation.

Outside :

- Courtyard space ideal to enjoy a low maintenance outside space.
- 2 outbuildings (15m2 & 4m2)

Additional information:

- Septic tank installed in 2005
- Wood double glazing
- New roof in 2016
- New electrics done in 2016

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>