

## Two family houses in country setting

EXCLUSIVE



## INFORMATION

Town:	La Croix-sur-Gartempe
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	237 m2
Plot Size:	1694 m2

## IN BRIEF

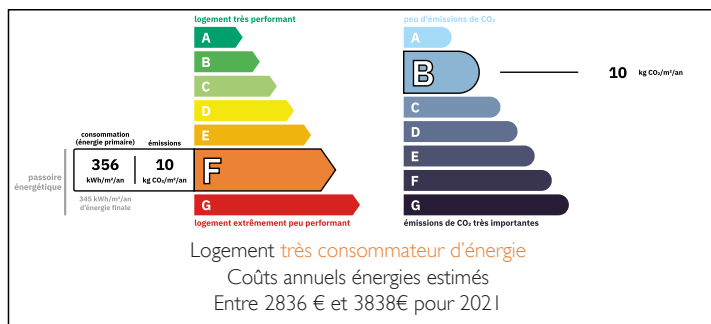
Discover the potential of this charming four-bedroom home, brimming with character and waiting for your personal touch!

This property features an internal access garage for added convenience and offers a spacious kitchen that seamlessly opens onto a delightful patio, complete with a cute frog pond—perfect for relaxing evenings and entertaining guests.

Additionally, you'll find a second three-bedroom house ripe for renovation. The courtyard outbuilding presents a chance to transform it into a summer kitchen, while the barn provides the ideal space for personal projects or the perfect work-from-home setup.

With a large garden ready for your green thumb, this property is a dream for those seeking a quiet retreat with endless possibilities.

## 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

Discover the charm of hamlet living with this unique property nestled in the stunning Haute Vienne countryside, featuring attached two houses, each brimming with potential and character.

House One is almost ready to welcome you home, boasting a formal hallway that leads to a grand salon with a cozy fireplace. The inviting kitchen, equipped with a wood-fired range that not only cooks but also heats your home, flows seamlessly into a lovely patio area featuring a whimsical frog pond.

You'll also find a full shower room and a utility space on the ground floor, alongside internal access to a spacious garage.

Ascend to the first floor to discover a master bedroom complete with an ensuite and a walk-in wardrobe, along with two additional bright bedrooms and a family bathroom for convenience.

House Two offers a blank canvas for renovation enthusiasts!

The ground floor features a welcoming salon and a large kitchen-dining area that opens up to a sunny patio—ideal for al fresco dining.

The first floor is cleverly divided into two sections, each with its own stair access. One area would be a master bedroom with an ensuite, while the other features two additional bedrooms (one with an ensuite) and access to a convertible attic, perfect for creating additional living space.

Both homes can easily be connected through an old doorway that's currently sealed, offering endless possibilities for configuration.

Outside, the open grounds include an old workshop/hangar, ripe for transformation into a charming summer kitchen...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES