

Ref: A34915CYC87 Price: 194 999 EUR

agency fees included: 5 % TTC to be paid by the buyer (185 000 EUR without fees)

#### Charming 3 bedroom home with pool, barn, cottage for renovation and 15169m of land.



# INFORMATION

Town: La Croisille-sur-Briance

Department: Haute-Vienne

Bed: 3

Bath: 2

Floor: 97 m<sup>2</sup>

Plot Size: 15169 m2









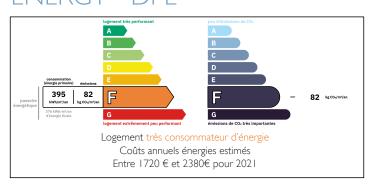




#### IN BRIEF

Nestled in the heart of the picturesque Haute Vienne countryside, this enchanting 3 bedroom home beautifully combines rustic appeal with classic farmhouse character. Set on a private  $15169\text{m}^2$  plot in the peaceful outskirts of La Croisille sur Briance, the property boasts stunning natural surroundings, a secluded saltwater pool, a spacious barn.

# ENERGY - DPE



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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.

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## LOCAL TAXES

Taxe foncière: 672 EUR

Taxe habitation: EUR

### **NOTES**

#### DESCRIPTION

A long, gravelled driveway leads to the main house. The kitchen (14m²) fitted with walnut cabinets and tiled flooring, serves as a warm and inviting space leading to a living room (14.25m²) with tiled floor.

Across the hallway, a bright and airy room hosts bedroom one (15.2m²) with double glazed windows, electric blinds and built in cupboards. At the end of the hallway, there is a second spacious bedroom (14.4m²) with lino floor and a built-in wardrobe. A shower room with a washbasin (6m²) is conveniently located nearby, along with a separate WC (1m²). The wooden staircase leads to the first floor, where a third bedroom (14.2m²) features another built-in wardrobe, providing ample storage. Some of the attic space (5.2m²) has been converted to host a shower (requires finishing), a sink and WC, the room benefiting from natural light from the Velux window.

Beneath the main living areas, the basement houses a storeroom, a laundry room, and a boiler room with an oil-fired heating system and hot water tank. Adjacent to the house, a large 160m² barn offers an abundance of storage or the potential for further development.

Outside, the gardens are filled with fruit trees and a large vegetable patch. The 8x4-metre saltwater pool, surrounded by a private terrace, provides the perfect space to relax and unwind. A covered pergola in front of the house is ideal for outdoor dining, offering shade in the summer months while overlooking the peaceful surroundings.

In addition, there is...