

UNDER OFFER Spacious Modern Bungalow over basement/double garage, three bedrooms, far reaching views

EXCLUSIVE



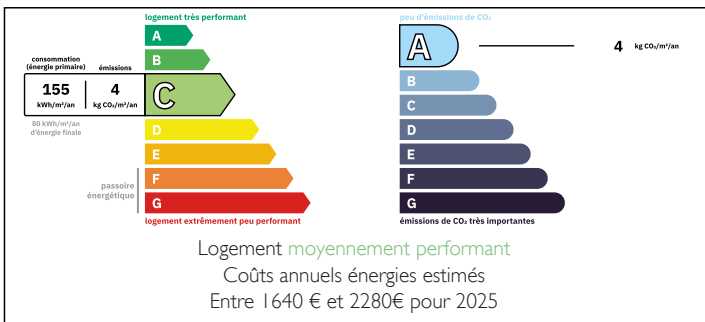
INFORMATION

Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	140 m ²
Plot Size:	5184 m ²

IN BRIEF

This charming property offers an abundance of space, featuring an open-plan living/dining/kitchen area of 58m² that blends effortlessly together. Bathed in natural light from its South Eastern orientation, large windows, and French doors, this space provides a seamless connection to the outdoors. The terrace, with its unobstructed, far-reaching views of the stunning countryside, creates a perfect indoor/outdoor entertaining area, ideal for enjoying the peaceful and tranquil surroundings.

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

Entering through the spacious hallway (13.3m²), you'll find practical spaces, including a utility room (5.2m²) and a downstairs WC with sink (1.45m²). The hallway leads to three generously sized bedrooms, two of which are ensuite (16.1m², 17.8m², and 15.7m²). The master suite boasts double patio doors to a covered terrace, a large dressing room, and a bathroom, making it a perfect retreat.

The property features beautiful tiling throughout, with the exception of the carpeted bedrooms. Downstairs, the double garage (79m²) provides ample space and serves as both a workshop/craft room and utility area, complete with water and electricity—ideal for hobbies or additional storage.

The outdoor space is mainly laid to lawn, gently sloping and entirely enclosed with a gated entrance, offering a sense of privacy and serenity. To the rear, a large vegetable garden with a greenhouse adds to the property's charm, perfect for those who enjoy gardening and homegrown produce.

Additional Features:

Conforming septic tank

Double glazing throughout

Underfloor heating

Wood burner and electric radiators

Excellent insulation throughout the property

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

LOCAL TAXES

Taxe foncière:

1000 EUR

NOTES