

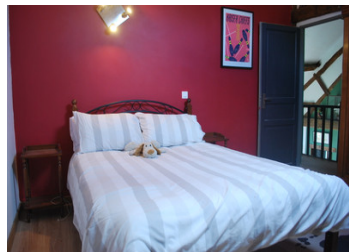
A super 4 bedroom converted barn with large attached garden in small hamlet close to village



EXCLUSIVE

## INFORMATION

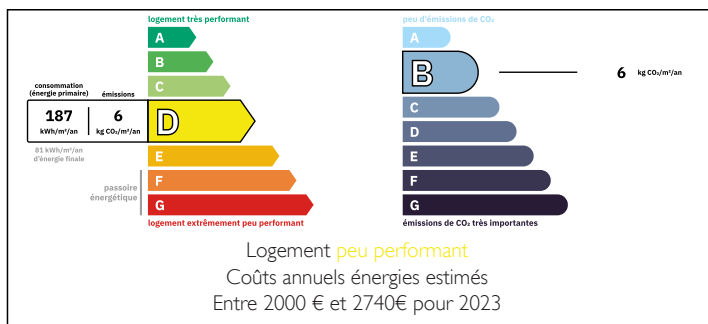
Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	140 m <sup>2</sup>
Plot Size:	1700 m <sup>2</sup>



## IN BRIEF

Situated in a quiet hamlet near to Lussac Les Eglises with far reaching countryside views this beautifully converted barn is well proportioned and would make a lovely family home for holidays or life in France.

## 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

Enter through large glass doors into a spacious hallway featuring full-height beamed ceilings and a staircase leading to the first floor.

Ground Floor:

Bedroom 1 (4.6m x 3.4m): Located to the left of the hallway, this room includes a built-in cupboard housing the air conditioning unit and has doors opening onto the front garden.

Living Room (6m x 3.8m): Turn right from the hallway into a generously sized, well-laid-out living room. A panelled wall conceals a large storage space, which could be opened up to expand the living area and accommodate a log-burning stove.

Open Plan Kitchen/Diner (4.8m x 4.1m): Modern and beautifully fitted, the kitchen features ample workspace and a large range-style cooker. A door provides access to the garden.

Utility Room & Downstairs Shower Room/Toilet: Accessible from the kitchen, the utility room is fully equipped, with an adjoining shower room and WC.

First Floor:

Bedroom 2 – 4.3m x 4m

Bedroom 3 – 3.1m x 3.8m

Bedroom 4 – 5.1m x 3.4m, with an en-suite shower room (1.5m x 3.4m)

Upstairs Hallway: Features built-in wardrobes and a dressing area (2.8m x 4m and 3.1m x 3.8m) that could potentially be converted into an additional shower room.

Outside:

A large, flat garden offers beautiful countryside

## LOCAL TAXES

Taxe habitation: EUR

## NOTES