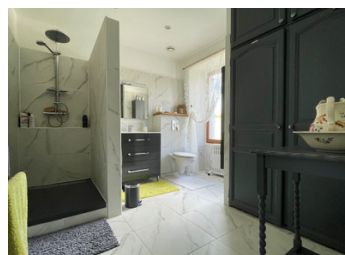


Charming 4 bedroom village property with independent 1-bedroom gite, barn, outbuildings and sunny garden.



## INFORMATION

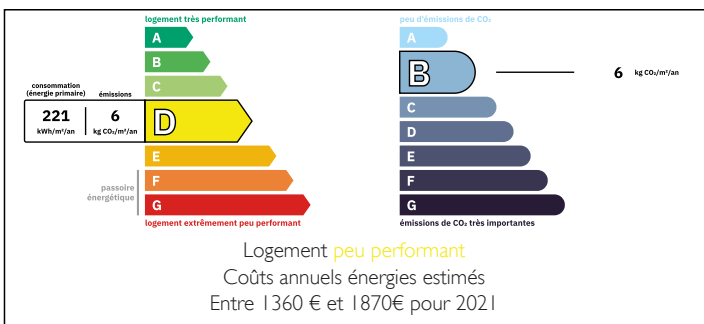
|             |                        |
|-------------|------------------------|
| Town:       | Saint-Martial-sur-Isop |
| Department: | Haute-Vienne           |
| Bed:        | 4                      |
| Bath:       | 4                      |
| Floor:      | 180 m <sup>2</sup>     |
| Plot Size:  | 2272 m <sup>2</sup>    |



## IN BRIEF

This charming property offering 145 m<sup>2</sup> of living space in the 3/4 bedroom main house and 35 m<sup>2</sup> in the independent 1 bedroom house has been renovated to provide both a comfortable home and a potential source of income from the independent self-contained cottage. It comes with a lovely garden (1697 m<sup>2</sup>) and 2 outbuildings. Set in the middle of quiet, gently rolling countryside, and only a short drive (9 km) to 2 small villages providing full local facilities (village shop, bar/restaurants, bakery etc) There is a popular bar/café which hosts a number of events just 1 km on the outskirts of the village. The thriving market town of Bellac (20 km) offers an extensive range of shops and services, several restaurants and bars and also benefits from rail services to Limoges and Poitiers. There is also excellent...

## 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

The layout is as follows :

Main house.

Fully fitted kitchen ( 27 m<sup>2</sup>) with wood fired GODIN stove.

Comfortable living room (24 m<sup>2</sup>)with wood-burner. From the kitchen a door opens to a staircase which provides access to the first bedroom ( 16 m<sup>2</sup>) with it's en-suite shower room ( 6,5 m<sup>2</sup>)

A door from the lounge opens to a hallway (8,5 m<sup>2</sup>) where you will find the downstairs toilet and a staircase which provides access to the second bedroom (20 m<sup>2</sup>) and an en-suite shower room (6 m<sup>2</sup>). A third staircase provides access to the third bedroom (31 m<sup>2</sup>)with it's en-suite bathroom. A door opens to another room which is currently being used as an office/hobby room (29 m<sup>2</sup>) but it could be a fourth bedroom.

Self-contained cottage (35 m<sup>2</sup>)

Entrance (2.7 m<sup>2</sup>)

Shower room (2,5 m<sup>2</sup>)

Main room (12 m<sup>2</sup>)

First floor. Bedroom (18 m<sup>2</sup>)

First outbuilding (13,5 m<sup>2</sup>)

Second outbuilding (40 m<sup>2</sup>)

Barn (98 m<sup>2</sup>)

Delightful private garden (1697 m<sup>2</sup>) with countryside views.

An inviting relaxed country retreat, ideal as a holiday home or permanent residence.

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES