

Charming 5 bedroom house with workshop and garage.



INFORMATION

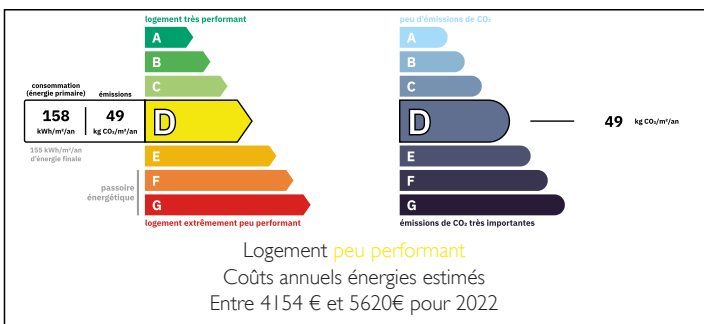
Town:	Saint-Paul
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	206 m2
Plot Size:	177 m2



IN BRIEF

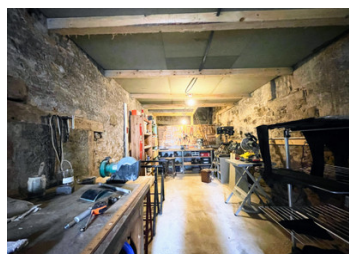
Beautifully presented house situated in the heart of the village. This generously sized 5-bedroom home has been renovated, preserving its traditional French charm. It is a prominent residence located in the tranquil village of Saint-Paul.

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

Ground floor:

Step into the welcoming entrance hall, where to the right you'll find a generously sized 24m² living room and to the left, a stylish 23.6m² dining room featuring tiled flooring. The kitchen (19.3m²), with appealing French character, has doors opening to a delightful courtyard.

First floor:

A beautiful staircase leads upstairs to a large bedroom (36.6m²) with wooden floor and original fireplace offering ample space. There are 2 more bedrooms (14.2m²) and (11.4m²) and an office (9.4m²). A shower room (7.5m²) with a hand basin includes a heated towel rail and a large cupboard. The WC is located separately in a good size room.

Second floor:

The attic space has been converted into 2 bedrooms (14.5m²) (13.4m²) and a shower room (3.4m²) with WC and hand basin. A 16m² room is currently used as a fitness gym, but an ideal space for other uses. The remaining area of the insulated attic measures 20m² is perfect for storage.

The house profits from mains drainage and an oil central heating system.

Additional features include:

- * A barn, ideal for storage or creative use.
- * A cellar divided into 3 rooms
- * A garage
- * A workshop

The village of Saint-Paul has amenities in walking distance, a bakery, a church, a convenience store and a doctor's surgery. The village is located in reach of the A20 motorway providing easy access to Limoges town centre, 25 minutes drive away and Limoges Airport 35...

LOCAL TAXES

Taxe foncière: **950 EUR**

Taxe habitation: **EUR**

NOTES