

UNDER OFFER Charming 3 bedroom, 2 bath property, lovely garden, open rural views in a pretty french village

EXCLUSIVE



INFORMATION

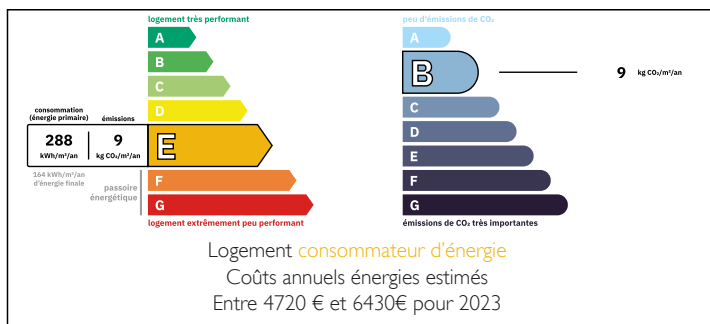
Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	204 m2
Plot Size:	1055 m2

IN BRIEF

Charming Stone Cottage in Tranquil Village Setting
Tucked away in a peaceful village, this delightful 3 bedroom semi detached stone cottage offers stunning countryside views and a serene lifestyle. Beautifully presented and full of character, it's the perfect lock-up-and-leave retreat or cosy full-time home. With picturesque surroundings and minimal upkeep, this charming property is ideal for those seeking a slower pace of life or a weekend getaway in a truly idyllic setting.



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 property consists of:

Ground Floor:

- Spacious living room with open kitchen and a lovely fireplace – 58 m²
- Dining room with a second fireplace – 26 m²
- Library/snug room – 17 m²
- Utility room – 7 m²

First Floor – divided into two sections with separate staircases:

Side One:

- Bedroom – 28 m²
 - Bedroom – 16 m²
 - WC
 - Bathroom with shower
- Loft access

Side Two:

- Master bedroom with en-suite – 52 m²
- Mezzanine area

The house features beautiful elements such as exposed stone walls, charming fireplaces, lovely wooden floors, and beams.

Although the house is semi-detached, it offers a private outdoor space where you can sit and relax, enjoying the stunning French countryside.

Additional Information:

- Single-glazed windows
- Septic tank
- Heating: 2 wood-burning stoves and electric heaters

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

LOCAL TAXES

Taxe foncière: 1025 EUR

Taxe habitation: 1408 EUR

NOTES