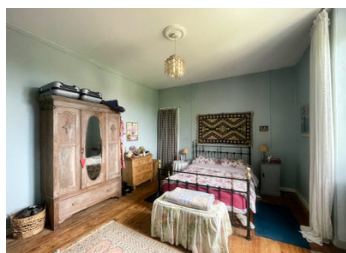


2 bedroom old school house with garden and potential to extend the living space in the former classroom.



## INFORMATION

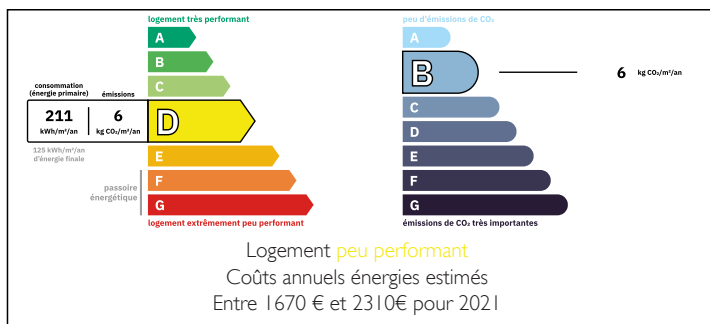
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	119 m2
Plot Size:	683 m2



## IN BRIEF

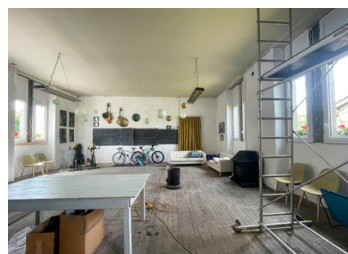
This delightful former school house has been tastefully renovated to create a spacious and comfortable accommodation offering all modern conveniences while retaining its old-world charm. Some work is required to convert the adjoining classroom but it would make an ideal family home, or equally an excellent lock up and leave holiday home with business potential by converting the 80 m<sup>2</sup> classroom into a gite. Set in the heart of a tranquil hamlet surrounded by quiet gently rolling countryside yet only a short drive (5 km) to a small village providing full local facilities (village shop bar/restaurants bakery butchers etc). The market town of Bellac (22 km) offers an extensive range of shops and services, several restaurants and bars and also benefits from rail services to Limoges and Poitiers. Limoges airport is a stress free 45 minute drive...

## 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.

Ground floor.

Entrance hall (9 m<sup>2</sup>) with a beautiful old staircase and a door leading to the ground floor toilet.

Kitchen (25 m<sup>2</sup>) Fitted kitchen with wood-burning stove and door leading to the garden.

Living/dining room (35 m<sup>2</sup>) with wood-burning stove and original wood flooring.

First floor.

Landing (9 m<sup>2</sup>)

Bedroom 1 (18 m<sup>2</sup>)

Bedroom 2 (18 m<sup>2</sup>)

Shower room (6 m<sup>2</sup>)

All rooms on this floor feature original wood flooring.

The old classroom (80 m<sup>2</sup>) with its separate entrance has retained its original wooden floor, and all the windows have been replaced.

The house enjoys central heating powered by a recent heat pump complemented by two wood-burning stoves. It is connected to mains drainage.

## LOCAL TAXES

Taxe foncière: **334 EUR**

Taxe habitation: **EUR**

## NOTES