

Charming 3 bedroom detached countryside retreat in a tranquil hamlet with outbuildings and adjoining garden.

EXCLUSIVE



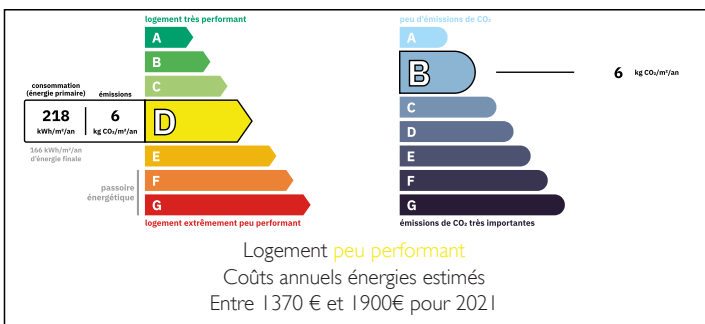
## INFORMATION

Town:	Luchapt
Department:	Vienne
Bed:	3
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	2130 m <sup>2</sup>

## IN BRIEF

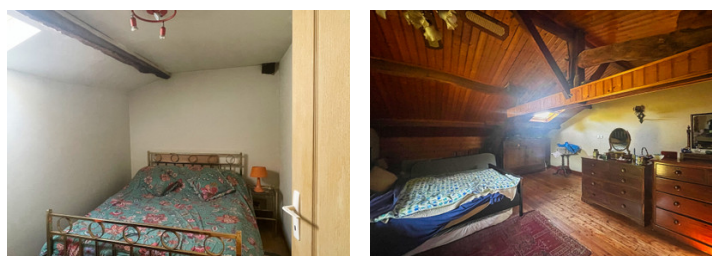
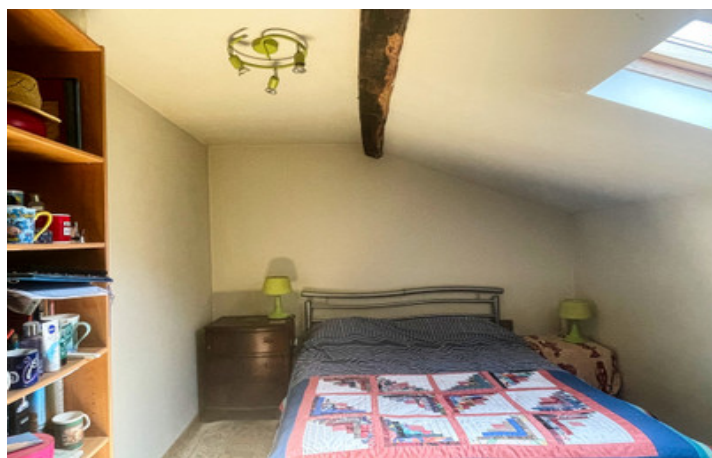
This delightful property perfectly blends rustic charm with modern comforts and comprises on the ground floor a kitchen/diner, living room and shower room with wc. Upstairs 3 bedrooms and bathroom. Situated in a tranquil hamlet this property offers the best of both worlds, a peaceful country lifestyle with easy access to local amenities. Luchapt village which has a local grocery shop/café and post office is 1.9 km away and the popular town of L'Isle-Jourdain a thriving market town on the river Vienne which offers a good selection of shops, bars restaurants and a supermarket, as well as being on the doorstep of a wealth of walks and river-based sport activities is an easy 15 km drive away. The train station at Bellac is only 26 km away with direct links to Limoges and Poitiers where you have TGV...

## ENERGY - DPE



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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.

Upon entering, you are greeted by a spacious and comfortable open-plan kitchen and dining room (30 m<sup>2</sup>) with exposed beams and an old fireplace that is no longer in use.

The spacious living room (35 m<sup>2</sup>) has a fireplace with a wood-burning stove and exposed beams. From the dining area, a door leads to a shower room with toilet (4 m<sup>2</sup>). From the living room, a staircase leads to two bedrooms (7.5 m<sup>2</sup>) and (10 m<sup>2</sup>) and a bathroom (7 m<sup>2</sup>) and from the kitchen a staircase leads to the third bedroom (25 m<sup>2</sup>).

Outside, you will find what was previously an adjoining little house (15 m<sup>2</sup>) currently a ruin and a small stone outbuilding (15 m<sup>2</sup>) ripe with potential whether you envision it as a cozy guest suite or even a home office. The wraparound garden adorned with some mature trees, creates a serene backdrop for outdoor activities, gardening, or simply enjoying a quiet moment and there is also an orchard, a little overgrown, a chicken coop and run all in the absolute tranquillity of this small hamlet. An independent stone outbuilding (16 m<sup>2</sup>) completes the ensemble. Whether you envision this house as a family home, a charming retreat, or a vacation rental, its unique features and serene location make it a rare find.

The property benefits from a conforming septic tank and the roof seems in good condition. The property is largely double glazed.

## LOCAL TAXES

Taxe foncière: 430 EUR

Taxe habitation: EUR

## NOTES

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Information about risks to which this...