

A beautiful old farmhouse surrounded by approx 19 acres of attached land with outbuildings

EXCLUSIVE



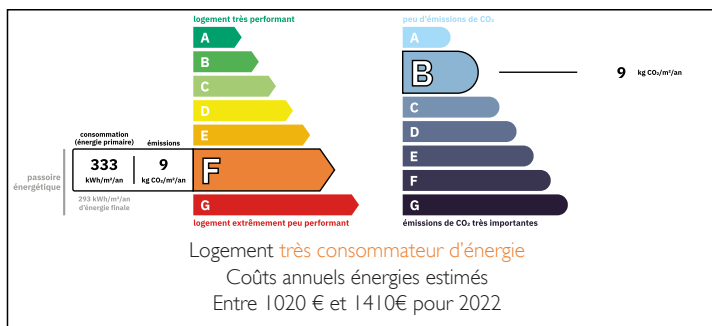
INFORMATION

Town:	Saint-Martial-sur-Isop
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	63 m2
Plot Size:	77388 m2

IN BRIEF

Set down a quiet winding lane with no passing traffic except the odd tractor you will find your own hamlet comprising of a 1 bedroom home that has been renovated with new kitchen, wood burner and wet room shower, attached barn of 100m2 with potential to create more living accommodation, a further attached two bedroom house to finish renovating, a large detached barn of 306m2 and an attached hanger of 117m2 - land of approx 19 acres surrounding the property

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.



LOCAL TAXES

Taxe foncière: 631 EUR

Taxe habitation: 827 EUR

NOTES

DESCRIPTION

Enter the main house into a

Large open plan living room, dining room 6.2m x 5.8m with modern wood burning stove and double glazed windows with patio doors to the rear

Kitchen attached 3.8m x 3.1m - modern white design in keeping with the property

Door to WC / Wet room shower 3m x 1.9m

From the living room there is a staircase to a bedroom 5.7m x 3.8m

Attached barn of approx 9.7m x 10.4m with ample room to extend the property by adding more rooms

Attached to this barn is a further property to finish comprising of

Maybe a kitchen / dining room - 6.5m x 5.8m with a utility room 2.9m x 1.8m

Living room 5.9m x 4.9m

Upstairs you will find

Bedroom 1 5.6m x 5.6m with en-suite bathroom 1.7m x 3.2m

Bedroom 2 3.8m x 3.5m with en-suite bathroom 2.7m x 2m

This property has water and electric connected and a lot of work has already been started but will need to be finished - no kitchen or bathrooms installed

Outside opposite the house is a large barn 17m x 18m - ideal to install horse stables if required with doors both ends so that they can be lead out into the attached paddocks

A large hanger is attached to the barn ideal to park vehicles 6.6m x 17.7m

The land is mainly grass with hedgerows and trees - not all fenced

The property lends itself to become a fantastic family home with gite potential and...