

Charming detached 6-Bedroom Hamlet property with sunny garden, barn & garage/workshop.



## INFORMATION

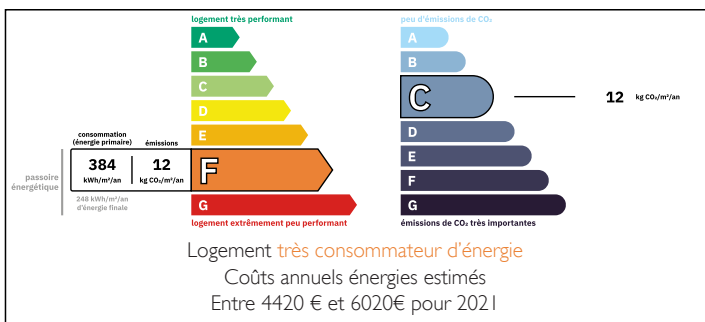
|             |              |
|-------------|--------------|
| Town:       | Gajoubert    |
| Department: | Haute-Vienne |
| Bed:        | 6            |
| Bath:       | 2            |
| Floor:      | 165 m2       |
| Plot Size:  | 721 m2       |

## IN BRIEF

This spacious and comfortable 6-bedroom house offers the perfect blend of character and functionality and would be ideal as a primary or secondary residence. The ground floor comprises an entrance hall, kitchen, living/dining room, utility room, bedroom, WC and bathroom. On the first floor, you will find 5 bedrooms, a WC and a shower room. Nestled in a peaceful hamlet, only 3 km from a village which offers basic amenities (grocery shop, bakery, bank, pharmacy...) The town of Bellac which offers full amenities and services as well as a railway station linking you to Poitiers and Limoges is 18 km away. Limoges airport is an easy 40 minute drive away (50 km) providing excellent links to and from the UK. You will love the peace and beauty of the surrounding countryside.

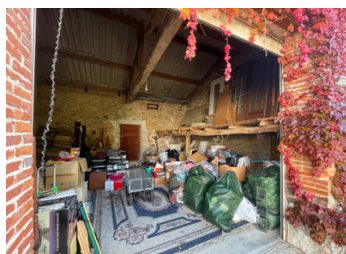


## ENERGY - DPE



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: 230 EUR**

## NOTES

## DESCRIPTION

This spacious and comfortable house offers approximately 135 m<sup>2</sup> of living space spread over two floors. The layout is as follows:

Entrance hall (7 m<sup>2</sup>)

At the heart of the house, the living/dining room (45 m<sup>2</sup>) is equipped with a wood-burning stove and a pellet stove, ensuring comfortable and economical heating in winter.

The fitted kitchen (13 m<sup>2</sup>) is functional and ready to welcome family and friends.

Conveniently, there is a ground floor bedroom (11 m<sup>2</sup>) and bathroom (6 m<sup>2</sup>) making it suitable for guests or those needing single-level living. A practical laundry room and a WC complete the ground floor. From the living room, a staircase leads to the first floor where you will find 5 bedrooms, (14 m<sup>2</sup> 16 m<sup>2</sup> 11 m<sup>2</sup> 13 m<sup>2</sup> and 10 m<sup>2</sup>) a WC and a shower room (5.5 m<sup>2</sup>) with WC.

Built on a nice plot of land with a sunny enclosed garden, not overlooked. A barn and a garage/workshop, ideal for DIY or storage, complete the ensemble.

Whether you're looking for a permanent residence or a countryside retreat, this versatile property offers space, comfort, and potential in a tranquil setting.

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