

Pretty 2-bedroom hamlet property near Thiat with attached small garden and barn



EXCLUSIVE

## INFORMATION

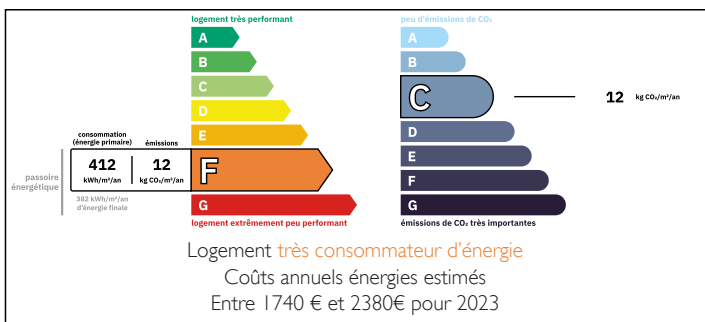
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	277 m2

## IN BRIEF

Set in a tranquil hamlet this lovely property benefits from mains drains connection and a small garden to the front - a barn is attached to the rear - The house is habitable but in need of updating



## 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

### Ground Floor

Enter through the front door into a welcoming entrance hall, with doors leading to:

Kitchen / Dining Room (5.8m x 5.4m) – a spacious and light room featuring a wood-burning stove, ideal for family dining or entertaining

Living Room (5.0m x 3.3m) – a comfortable space with scope to personalise

An oak staircase rises from the entrance hall to the first floor.

### First Floor

Bedroom 1 (5.3m x 5.4m) – a large double bedroom with lovely proportions

Bedroom 2 (5.3m x 3.2m) – another generous double

Bathroom with WC (2.2m x 1.9m) – fitted with basic amenities and ready for updating

### Exterior

To the front of the property lies a small, manageable garden, with the remains of an old outbuilding that could be restored or removed as desired.

To the rear, an attached barn (10.4m x 8.2m) offers excellent space for storage, workshop use, or future conversion (subject to permissions).

### Additional Information

Drainage: Individual

Windows: Single glazed

Heating: Wood-burning stove

## LOCAL TAXES

Taxe foncière: 210 EUR

Taxe habitation: 297 EUR

## NOTES