

3 bedroom detached village property, living space all on one level, with barn and garden.



INFORMATION

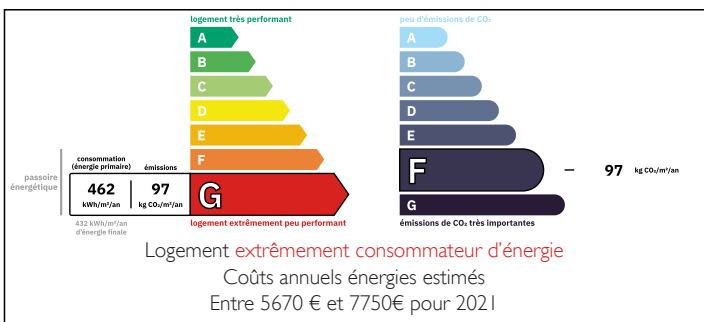
Town:	Saint-Martial-sur-Isop
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	126 m2
Plot Size:	1248 m2



IN BRIEF

This delightful property, full of character comprises : three bedrooms, a kitchen, dining room, living room, boiler room/pantry, a bathroom and shower room. Set in the middle of quiet, gently rolling countryside, and only a short drive (9 km) to 2 small villages providing full local facilities (village shop, bar/restaurants, bakery etc) There is a popular bar/café which hosts a number of events just 1 km on the outskirts of the village. The thriving market town of Bellac (20 km) offers an extensive range of shops and services, several restaurants and bars and also benefits from rail services to Limoges and Poitiers. There is also excellent access to Limoges International Airport (50 km) where you will find daily flights to several UK destinations.

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: **824 EUR**

NOTES

DESCRIPTION

The layout is as follows.

All on one level.

Entrance hall (4m²) with the main bedroom (20m²) to the side. Original oak beams, tiled floor and feature stone walls.

Through the hallway to the bathroom (6m²). Cast iron bath, original oak beams, top level cast iron toilet cistern - a room full of character.

Into the tiled lounge area (35m²) with a mezzanine (10m²) to one end. The lounge benefits from a large wood burner, feature windows, stone walls and original oak beams. The mezzanine area has a wrought iron front, from the local church.

Walk past the original oak door, into the dining room (17m²). Full height windows opening to the patio and rear garden, with two bedrooms (7.5m² each) leading off from this area.

There is an original wood feature that separates the dining room and kitchen (20m²). Oak in abundance in the kitchen area, with full height windows on the far end. Fully fitted wood units and a ceramic sink. The boiler room (3.5m²) which houses the boiler is off the kitchen, which leads to a shower room (5m²) complete with shower, washbasin and toilet.

Completing the picture is an enclosed private rear garden with a patio offering views over the surrounding countryside. There is a well at the side of the property and a large independent barn (132m²) with a mezzanine and partially tiled floor which also houses the oil tank. A new central heating boiler was installed in January 2019.

Information about risks to which this property...