LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41098SVA87 Price: 217 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (205 000 EUR without fees)

Well renovated stone house with 2/3 bedrooms set in a large garden with pond, lovely hamlet setting.

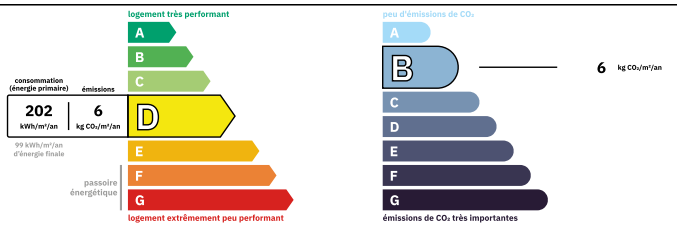
INFORMATION

Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	124 m2
Plot Size:	16604 m2

IN BRIEF

Stone house with original features, 2/3 bedrooms each with en-suite. Air source heat pump supplies central heating alongside a wood burning stove in the lounge, overlooking a well maintained garden of shrubs and trees as well as an attractive pond with carp of just under 1000 m². A ground floor bedroom and shower room in addition to the 2 first floor rooms each with en-suite facilities. Modern fitted kitchen and a potentially separate entrance for chambre d'hôte purposes. A small garage and garden storage on a plot of land of 16 000 m², allowing for smallholding possibilities for growing vegetables and keeping farm animals and horses.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1840 € et 2490€ pour 2021

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.

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DESCRIPTION

Ground Floor living room 32 m² with wood burning stove, patio windows overlooking the terrace and the magnificent garden with pond(990 m²) and trees. Adjoining a well equiped kitchen of15.5 m². Access from the living room to an extension with a bedroom of 15 m² with incorporated shower and basin, a laundry room 8 m² and single garage 13.5 m². The front entrance opens to a sitting room of 17.46 m², wc and staircase to the upper floor with a bedroom 16 m² ensuite and dressing room and second small office room come bedroom with ensuite (9.5 m²).

Set on an impressive 16 600 m² of land which would have potential for smallholding farming, serious vegetable plot and orchard, grazing horses or sheep, the naturally fed lake/pond as a useful water supply. The layout of the house offers commercial potential for guest house accommodation. Set in a quiet hamlet in the Perigord Limousin Nature Park with activities for walking, lakes with beaches and swimming, fishing, bee keeping, cycling etc.

LOCAL TAXES

Taxe foncière:	**701 EUR**
Taxe habitation:	**EUR**

NOTES

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