

Detached 2/3 bed rural property; on a plot of 1890m2, attached barn, dependents & woodland of 10,000m2 nearby.

EXCLUSIVE



INFORMATION

Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	109 m2
Plot Size:	11890 m2

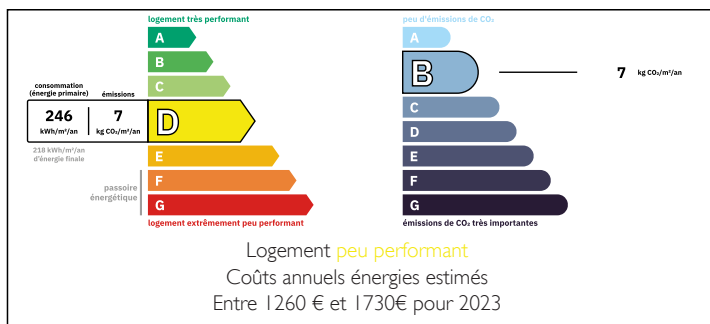
IN BRIEF

Attractive character property with Barn, outbuildings and your very own woodland.

This home sits beautifully in a hamlet close to Maisonnais-sur-Tardoire. This property offers a charming lifestyle with options to convert the outbuildings into further accommodation, with the correct permission. The original 3 bedroom, 1 bathroom house has been lovingly remodelled in to a Master suite, a 2nd large bedroom and 1.5 bathrooms. The top floor is perfect for another impressive bedroom or beautiful hobby room/arts studio. There is a cellar & separate utility room also. To realise the original design, secondary glazing has been fitted to the windows.



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

This property is as charming as it is sophisticated. It is situated in a small hamlet with no through traffic. The façade is elegant & the land with barn and other dependents gives the new owners scope for their imaginations.

The layout is practical and stylish and gives lots of light throughout.

The entrance hall has 3 doors; the 1st leads to the living room, the 2nd, to the kitchen/dining room, and the 3rd to the utility room.

The kitchen has bespoke solid wood units and is generous with its cooking & entertaining space. Double doors take you to the sitting room which enjoys a lovely fireplace with wood burning stove.

The cellar door is under the stairs, has electric light & is good for storage.

On the first floor we find the Master suite; a double aspect room with Jack and Jill doors, immediately next to the 1st floor cloakroom. The larger 2nd bedroom is next to the bathroom with walk-in shower.

A second staircase takes you to the loft room which has full head height and can easily be utilised as a 3rd bedroom or hobby room. This would then make a total of, 173m² of living space.

The ample garden is blessed with fruit trees, a well & wood store. The separate building could be a cosy studio, if renovated. The Barn has a mezzanine floor and electric, with a grape vine climbing the fascade. There are double gates at the entrance with a...

LOCAL TAXES

Taxe foncière: 382 EUR

Taxe habitation: EUR

NOTES