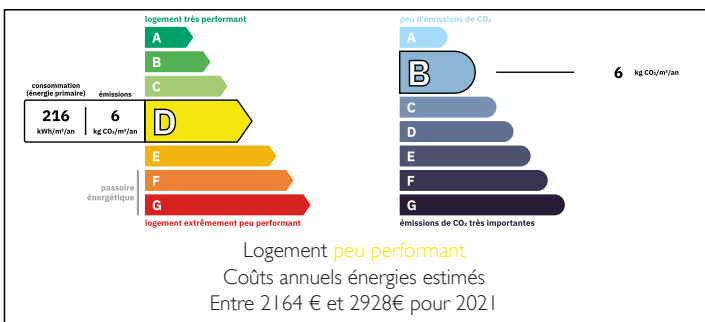


Horse or cider lovers welcome



ENERGY - DPE



INFORMATION

Town:	Saint-Hilaire-la-Treille
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	194 m2
Plot Size:	27585 m2

IN BRIEF

Equestrian dream or countryside retreat, this maintained home sits in a quiet hamlet with nearly 3 hectares of grazing.

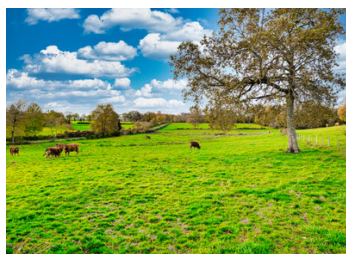
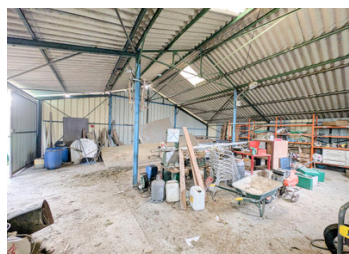
The ground floor offers an open-plan kitchen/dining area anchored by a central wood-burning fireplace, while exposed beams and a central atrium lend character throughout. A cosy lounge with a second fireplace and exposed stone walls invites gatherings. Practicality is not overlooked: downstairs laundry, bathroom and separate toilet, plus energy efficiency.

The home opens to five bedrooms across two sides, a family bathroom and an ensuite, with well-insulated attic storage.

Outside, enjoy two outbuildings, an office, a 110m2 barn for stables or cars, and a poly tunnel. There is the possibility to have the liner replaced on the inground pool.

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

No Horsing around here!

Great equestrian property or just sit back and watch the apples grow.

Well maintained house situated in quiet hamlet with close to 3 hectares of good grazing land.

The ground floor of the expansive house features an open plan kitchen/dining area with a feature central woodburning fireplace. The character of the house shines through with exposed wood beams and wonderful central atrium making this the heart of the house.

The lounge area welcomes you to gather around a second fireplace on cosy evenings and has wonderful feature exposed stone walls. This has not compromise on comfort levels though as the house has a very respectable Energy Efficiency Rating. For practicability you also have a downstairs laundry room, bathroom and separate toilet. Perfect for coming in from the pool, completing outside tasks or refreshing after a horse ride.

Upstairs is divided into two separate sides. Ideal if you have a large family or just would like a little space from your guests. There are a total of five bedrooms, a family bathroom and an ensuite.

The attic is well insulated and provides for additional storage.

There is an in ground pool with all-weather hard cover on the property. Currently the pool liner needs replacing but the vendor is willing to discuss this if someone wishes to reinstate the pool area.

Outside you have two character stone outbuildings and an office to the side of the house. There is a large poly tunnel to provide shelter during the summer or winter...

LOCAL TAXES

Taxe foncière: 1346 EUR

NOTES