

**UNDER OFFER** stunning stone property located in a quiet hamlet. 3 bedrooms, vaulted lounge and country kitchen.



## INFORMATION

Town:	Pensol
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	168 m <sup>2</sup>
Plot Size:	2085 m <sup>2</sup>

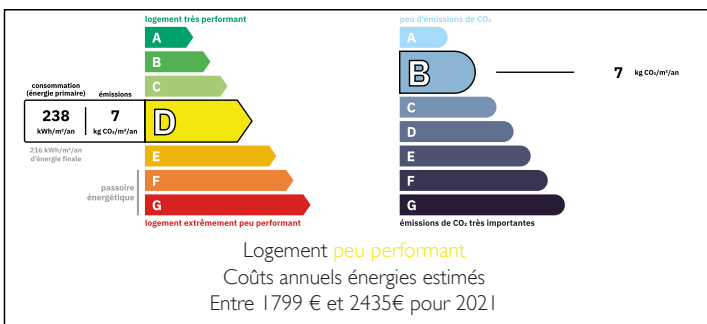
## IN BRIEF

A beautiful property with heaps of character. In a quiet hamlet location.

Renovated to a high standard. Flexible layout with 2 mezzanine levels. A country style kitchen/diner with a terracotta tiled floor. A large open lounge with central log burner and high vaulted ceiling. 3 bedrooms on 2 mezzanine levels and the option of a fourth bedroom on the ground floor, currently used as a second lounge.



## 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

The property is located in a quiet hamlet in the commune of Pensol. An attractive stone property. You enter the property through double doors into the large vaulted lounge (58.8m<sup>2</sup>) with centrally located log burning stove and tiled floor. Leading off the lounge is a washroom & WC (3.8m<sup>2</sup>) and a door way into the kitchen 6.3m x 4.5m (28.3m<sup>2</sup>) a farmhouse style kitchen with fitted painted cupboards, integrated appliances and a log burning stove. A step down from the lounge is a second lounge/bedroom 6.7m x 3.5m (23.4m<sup>2</sup>) with log burning stove. A doorway leads to a utility room 4.2m x 3.6m and log store 4.2m x 2.3m. On both sides of the lounge there are mezzanine levels. One side has 2 double bedrooms (17m<sup>2</sup>) and the other side has a master bedroom 6.1m x 4.7m (28.6m<sup>2</sup>) and bathroom 3.6m<sup>2</sup>.

Attached to the property is a stone building that could be renovated for multiple uses.

The garden is mainly lawn with established trees around the perimeter. A large paved patio area extends across the back of the property.

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES