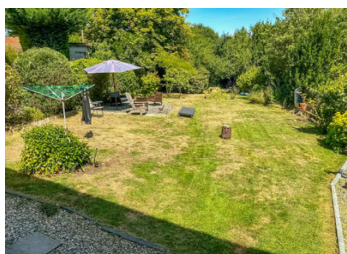


Delightful, tastefully renovated 3 bedroom village house with attached garage and garden.



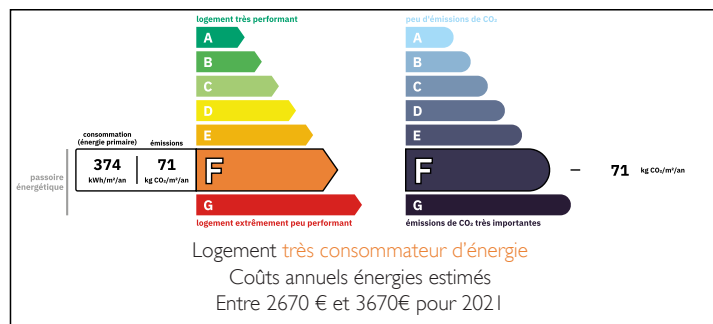
INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	119 m ²
Plot Size:	555 m ²

IN BRIEF

A wonderful opportunity to purchase this delightful former post office offering lots of charm and character, combined with modern day comforts. Tastefully restored, this spacious house comprises an entrance, a fitted kitchen/dining room, living room with wood-burning stove and WC. Upstairs 3 bedrooms and bathroom. Situated in a peaceful village location, surrounded by delightful countryside with lots of opportunities for walking, cycling, riding, fishing and watersports, and just a 7 minute drive (9 km) to 2 small villages providing full local facilities. 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...

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 spacious and comfortable home offers approximately 119 m² of living space spread over 2 floors. The front door opens into :

Entrance Hallway (4 m²) with a beautiful oak staircase and a door opening to the downstairs toilet and an access to the cellar and storage area under the house.

Living Room (26 m²) a perfect spot for relaxing, with a feature fireplace with a wood burning stove. French doors lead out to the secluded garden.

Kitchen/Dining Room (27 m²) a large bright area providing a comfortable open space for everyday family life. An island bench connects the cooking and dining area and provides convenient workspace and storage.

Upstairs there is a hallway leading to 3 generous sized bedrooms (15 m²) (14 m²) (14 m²) all 3 with original polished wooden floors. A timeless and relaxing 7 m² bathroom completes this floor, combining old-world charm with modern comfort. A claw-foot bathtub adds an extra touch of refinement.

The house benefits from an oil fired central heating system, double glazed windows throughout and the property is connected to mains drainage. There is a good internet connection.

There is a well maintained, enclosed, private garden mainly laid to lawn with mature plants and shrubs. Seating and entertaining areas are placed in different parts of the garden, with all areas receiving a good mix of sun and shade throughout the day. A garage is attached to one side of the house. To park your car, there are...

LOCAL TAXES

Taxe foncière: 560 EUR

Taxe habitation: EUR

NOTES