

Spacious 3 bedroom property with attached barn, double garage, side and rear garden.



## INFORMATION

Town:	Saint-Martial-sur-Isop
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	153 m <sup>2</sup>
Plot Size:	1230 m <sup>2</sup>



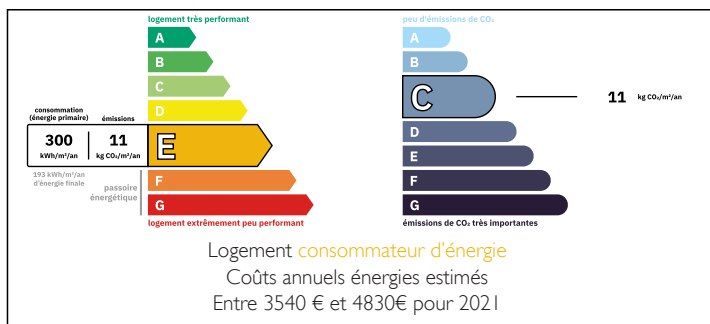
## IN BRIEF

This delightful property full of character and charm briefly comprises : lounge, kitchen, dining/snug room, laundry room, WC, 3 bedrooms, one with ensuite shower room and separate shower room. There are 2 adjoining barns (great potential for gite creation) a detached garage with space for 2 or 3 cars and a sunny rear garden.

The ensemble is situated in a charming village between the popular village of Bussière-Poitevine (9 km) and the market town of Bellac (20 km) which both offer full amenities, with the added benefit of a main line railway station at Bellac linking you with Limoges and Poitiers. Limoges airport is a stress free 45 minute drive away.

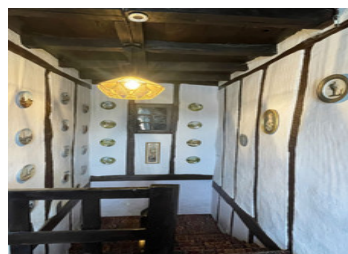
This one needs to be seen to be appreciated.

## ENERGY - DPE



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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 layout is as follows.

On the ground floor.

Entrance hall (4 m<sup>2</sup>) which features a beautiful oak staircase and doors that lead to the other rooms on this level. To the left is the lounge (20 m<sup>2</sup>) which has been converted into a games room by the current owner. This is a welcoming room, centred around a fireplace with a wood-burning stove. The simple but functional fitted kitchen (18 m<sup>2</sup>) has a galley-style layout. The downstairs toilet and laundry room, which has all the necessary plumbing connections and plenty of storage space, is accessed from the kitchen. The dining room/living room (30 m<sup>2</sup>) has exposed stone walls.

On the first floor, there are three good-sized bedrooms.

Bedroom 1 (19 m<sup>2</sup>) with original parquet flooring and fireplace. En-suite shower room (5 m<sup>2</sup>).

Bedroom 2 (19 m<sup>2</sup>) with original parquet flooring and fireplace.

Bedroom 3 (27 m<sup>2</sup>) has a feature stone wall.

A door leads to a rear hallway where you will find a second shower room (5 m<sup>2</sup>) and a room which could be converted into a little study (8 m<sup>2</sup>).

The property boasts a new roof (house and adjoining barn), new double-glazed windows and recently installed electric radiators throughout. Connected to main drains.

Outside, there are two attached barns: Barn 1 (29 m<sup>2</sup>) offers potential to expand the habitable space or create a gîte.

Barn 2 (52 m<sup>2</sup>) has an original sunflower oil press. A detached garage (30 m<sup>2</sup>) and a shepherd's hut (9 m<sup>2</sup>) offer plenty of extra space for storage or...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES