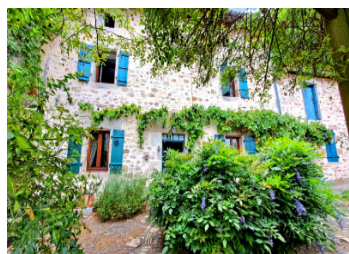


Character countryside property

EXCLUSIVE



INFORMATION

Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	107 m2
Plot Size:	2250 m2

IN BRIEF

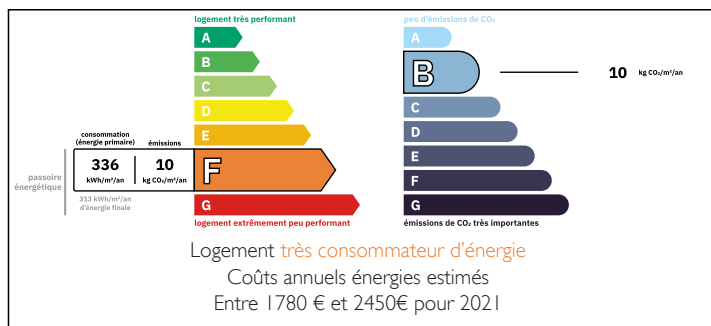
Charming Property with Barns in a Peaceful Hamlet

A spacious four-bedroom, two-bathroom home set within a small and peaceful hamlet. This attractive property benefits from double glazing throughout and a log burner, creating a warm and inviting atmosphere. The roof was replaced eight years ago, offering added peace of mind.

In addition to the generous living accommodation, the property features two large attached barns, presenting excellent potential for storage, workshops, or further development (subject to the necessary permissions).

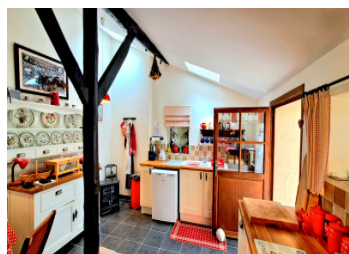
A wonderful opportunity to enjoy countryside living in a quiet yet characterful setting.

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.



LOCAL TAXES

Taxe foncière: 206 EUR

NOTES

DESCRIPTION

Spacious Home with Barns, Mature Gardens & Conversion Potential

Set in a peaceful location, this attractive property offers generous accommodation, substantial outbuildings and excellent potential for further development.

The house is fully double glazed and benefits from a roof replaced just over 10 years ago, providing reassurance and energy efficiency.

The ground floor features a well-proportioned 14m² kitchen and a spacious 30m³ lounge, full of character with both a fireplace and a log burner creating a warm and welcoming focal point. Also on the ground floor is a comfortable 13m² bedroom and a 6m² shower room, offering flexible living accommodation ideal for guests or single-level living.

Upstairs, the property offers three further bedrooms. Bedroom two is a generous 17m² and benefits from its own 6m² en-suite. Bedroom three measures 10m² and bedroom four 11m². In addition, there is a convertible loft space, presenting further scope for expansion subject to any necessary permissions.

Externally, the property is served by a well and enjoys a large, mature garden providing privacy and established planting. An outside terrace offers the perfect space for entertaining or relaxing while enjoying the surroundings.

Attached to the house are substantial barns totalling approximately 100m², offering excellent storage, workshop space, or potential for conversion (subject to planning).

A rare opportunity to acquire a versatile home with character, land and significant development potential.

Information about risks to which this property is