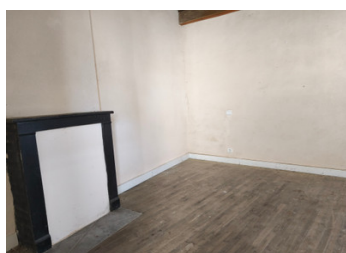


A 2/3 bedroom village house in Thiat to update with garage, courtyard and small garden



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	83 m2
Plot Size:	155 m2



IN BRIEF

This delightful village property would make an ideal second home, offering the perfect opportunity to add your own style and taste. With scope to modernise the kitchen and bathroom to your personal specification, you can truly create a home tailored to your needs. The living room fireplace provides the potential to install a wood-burning stove — imagine relaxing in the evenings with a glass of wine beside the warmth of flickering flames.

Externally, the property benefits from both a courtyard and a small garden, offering manageable outdoor space ideal for al fresco dining or enjoying the peaceful surroundings.

Located within walking distance of the village bar/restaurant, this home combines rural charm with the convenience of local amenities close at hand — perfect for weekend escapes or extended stays in the French countryside.

ENERGY - DPE

DPE not required.

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: 294 EUR

NOTES

DESCRIPTION

Situated in the peaceful rural village of Thiat (approx. 150 inhabitants), this charming attached village property offers spacious accommodation with excellent potential for further development, all within easy reach of local amenities and beautiful countryside.

The property is entered via an entrance hall, providing access to the principal ground floor rooms. To the right is a generous kitchen measuring 6.5m x 2.4m. From the entrance hall there is also a door leading directly out to the courtyard. To the left, the bright living room (5.5m x 4.6m) features a fireplace with the opportunity to install a wood-burning or pellet stove, creating a cosy focal point to the space.

An attractive oak staircase rises to the first floor. At the top of the stairs is a spacious landing (2.4m x 3.2m), which offers potential to create a third bedroom or additional study area, subject to requirements. The first floor also comprises two bedrooms: Bedroom 1 (2.7m x 3.9m) and Bedroom 2 (2.8m x 3.5m), along with a bathroom (1.3m x 2.5m) and a separate WC.

Externally, the property benefits from an attached garage, large enough to accommodate a small vehicle or offering potential for conversion into additional accommodation, subject to the necessary permissions. To the rear of the garage is a small garden with side access.

Additional information:

Attached on one side

Single-glazed windows

Mains drainage

Fibre internet available

Currently no installed heating system