

Delightful house at the end of a hamlet with 3 bedrooms , outbuilding and separate garden



INFORMATION

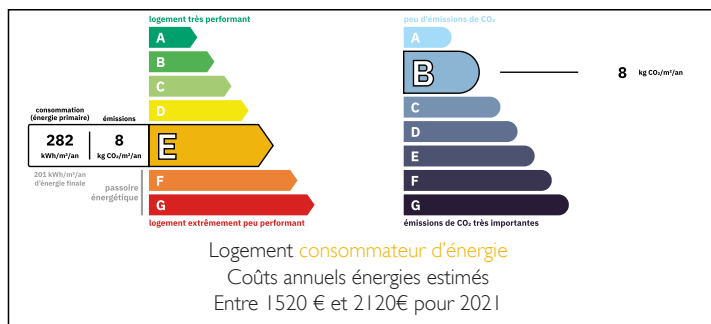
Town:	Jouac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	0 m2



IN BRIEF

Lovely hamlet property with 3 Bedrooms one en-suite, Separate lounge, L shaped kitchen/Diner, rear covered terrace and garden across from the property to the front with outbuilding , space for parking and above ground swimming pool.

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

Accessed via a charming little lane, the property welcomes you into a cosy fitted kitchen with an L-shaped dining area (4.26m x 6.44m) — an ideal space for both everyday living and entertaining. To the right, there is a practical utility room (3.31m x 2.16) with a separate WC.

The separate lounge (4.41m x 5.06) offers a wonderful retreat, complete with a log-burning stove and stairs rising to the first floor, creating a warm and inviting atmosphere.

Upstairs, the landing (3.29m x 2.5m) features a built-in airing cupboard, an office space and provides access to three well-proportioned bedrooms, including a generous principal bedroom (3.49m x 3.15) with en-suite shower room (3m²) and a family bathroom (2.58m x 2.03m). Both the en-suite and family bathroom benefit from the added comfort of underfloor heating.

To the rear, the property enjoys a secure, fenced terrace with a covered dining area — perfect for outdoor entertaining. Across the quiet lane to the front, there is an independent outbuilding ideal for tool or log storage, along with a good-sized enclosed garden featuring fruit trees, a large lawned area, off-road parking, and an above-ground swimming pool.

The house is fully double glazed and presented in good condition throughout, offering comfortable and practical living both inside and out. The entrance from the little lane takes you directly into a cosy kitchen with L-shaped dining area. There is a utility room with separate toilet to the right. The separate lounge has...

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