

Charming move-in ready property in peaceful hamlet.

EXCLUSIVE



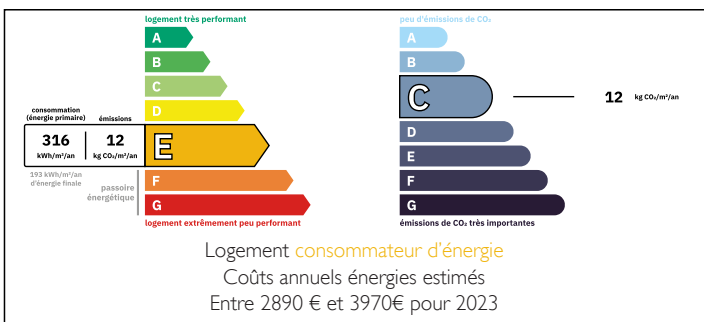
## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | La Chapelle-Montbrandeix |
| Department: | Haute-Vienne             |
| Bed:        | 3                        |
| Bath:       | 1                        |
| Floor:      | 101 m <sup>2</sup>       |
| Plot Size:  | 1035 m <sup>2</sup>      |

## IN BRIEF

Charming 3-bedroom hamlet home, fully renovated with a modern kitchen, mezzanine office, and garden. Includes a large garage with annexe potential and a private well. A perfect turnkey countryside retreat.

## 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

Situated in a tranquil hamlet, this delightful property offers the perfect blend of original period features and modern comfort. The house has been meticulously maintained and tastefully renovated throughout, making it a truly turnkey family home.

You enter the home through a spacious, modern eat-in kitchen. Flooded with natural light, this room is an ideal space for a large dining table to host family and friends. From the kitchen, a hallway leads to the bathroom and a separate toilet.

The hallway also opens into a cosy sitting room, which features a staircase leading up to a mezzanine. This versatile space is perfect for a home office, library, or hobby area.

The first floor comprises three well-proportioned bedrooms, an additional toilet, and ample built-in storage space.

The property is heated by a Wood pellet stove and electric heating. The house also benefits from double glazing throughout.

Through the kitchen, you step out into a neatly landscaped garden.

A major asset to the property is the very large garage. This building offers excellent potential for a guest annexe conversion or use as a professional workshop.

Directly opposite the house is a traditional stone water well belonging to the property.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 640 EUR

Taxe habitation: EUR

## NOTES