

Beautiful hamlet 4 bed home, riverside view, tastefully renovated, ground floor living, south facing garden.



INFORMATION

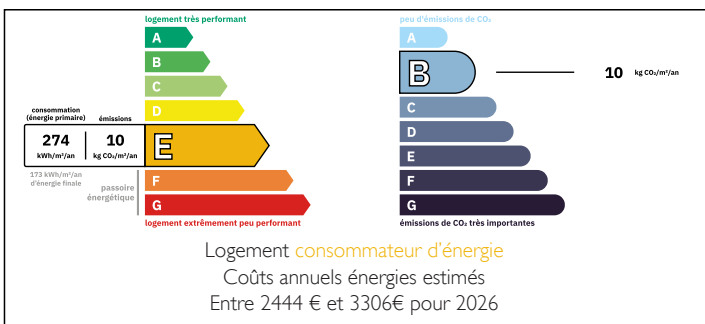
Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	113 m ²
Plot Size:	10080 m ²



IN BRIEF

Situated in the Limousin Perigord nature park, a beautiful quiet rural location. Great views from the large south facing garden overlooking the valley and the winding river Le Trieux. A light filled ground floor with 2 bedrooms, an open kitchen and a double glazed conservatory, 2 bedrooms and bathroom on the upper floor. Possibility fo separate the dwelling in two to create a self contained holiday rental. Saint Mathieu is the nearest village with amenities, TGV rail network and an airport within 50 minutes.

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

The house comprises:

On the ground floor, living room 16m², kitchen and dining area 30m², bedrooms 11m² and 9m², ensuite and wc, conservatory 11 m².

The upper floor has a bedroom 11.5m², bathroom 5m² and an open hallway and bedroom 16m². There is a 26m² basement and an adjoining barn of 120m².

The large garden of 10 000m² sloping to the river, south facing, attractive garden features of paths, new fruit trees, shrubs, pond and well spring water, raised terrace. Fibre optic connection already installed in the hamlet.

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

LOCAL TAXES

Taxe foncière: **695 EUR**

Taxe habitation: **EUR**

NOTES