

Spacious renovated 4 bedroom farmhouse with a converted adjoining barn. Inground pool. Outbuildings.



INFORMATION

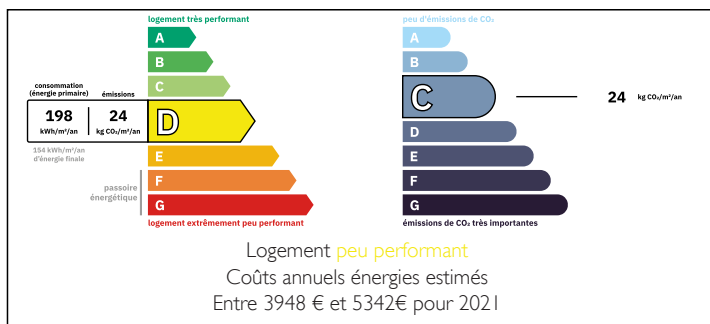
Town:	Gajoubert
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	217 m2
Plot Size:	11810 m2



IN BRIEF

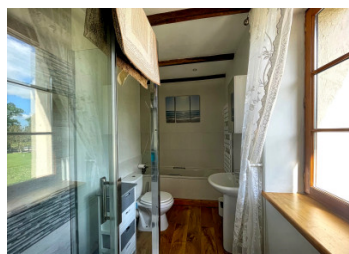
You'll be charmed by this delightful, spacious stone house, full of character and tastefully renovated. It offers four bedrooms and an adjoining independent annexe with two further bedrooms and a beautiful living room with fireplace. The property also features two adjoining barns and a salt water in-ground swimming pool, and is set within a 2.9 acre plot. Nestled in a peaceful hamlet, only 8 km from a village which offers basic amenities (grocery shop, bakery, bank, pharmacy...) The town of Bellac which offers full amenities and services as well as a railway station linking you to Poitiers and Limoges is 18 km away. Limoges airport is an easy 45 minute drive away (47 km) providing excellent links to and from the UK. You will love the peace and beauty of the surrounding countryside.

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

This spacious and comfortable house offers approximately 217 m² of living space spread over two floors. The layout is as follows:

Ground-floor.

Entrance.

Fully fitted kitchen 18m²

Utility/boiler room 6m²

WC

Living room 39 m² with exposed beams and feature fireplace with a wood burning stove.

Bedroom 11 m² with built in cupboard and ensuite shower room 3.5 m².

First floor.

Bedroom 10 m² with built in cupboard

Bedroom 9 m² with built in cupboard

Bedroom 16 m² with built in cupboard and ensuite shower room 7m².

Bathroom 7 m² with bath, shower washbasin and WC.

Adjoining annexe.

From the living room a door provides access to the independant 2 bedroom annexe which has it's own private entrance and comprises.

Large living area 51 m² with a feature fireplace. Stairs to mezzanine bedroom 14 m².

Bedroom 14 m².

The garden and adjoining land is located to the rear of the property. There is a lovely patio behind the house and the salt water, in-ground covered swimming pool measures 11m x 5.5m adds further appeal to this beautiful property.

Barn 1 (22m²)

Barn 2 (34 m²)

Heating is provided by 2 wood burning stoves and an oil fired central heating system, boiler replaced in 2020 for added comfort. Under floor heating

NOTES