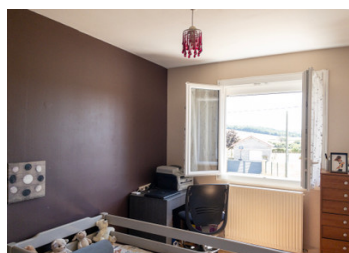


Modern house, with ample space in basement, garage & barn, to combine living area and professional usage.



INFORMATION

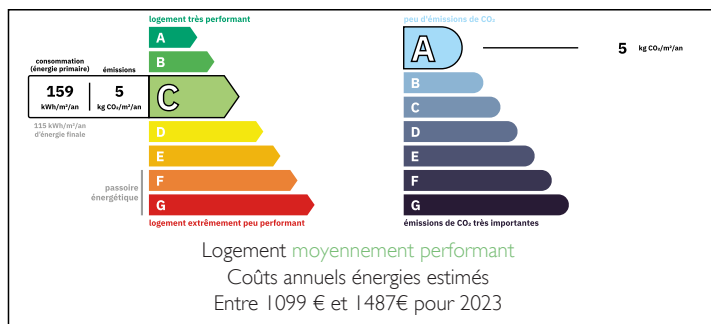
Town:	Saint-Martin-le-Vieux
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1517 m2



IN BRIEF

Comfortable modern 3 bedroom house with manageable garden, pool and gîte, featuring a large barn, garage and basement. Ideal to combine private accommodation with a professional activity, storing vehicles, machinery and materials. Close to Aix sur Vienne and to Limoges. Set in open countryside in a small hamlet development with walks and activities nearby.

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

A large living room combined with open kitchen of 37m², with steps leading up from the driveway to entrance terrace, and steps leading down to the garden at the rear from double patio doors. Wood burning insert fireplace for winter comfort. 3 bedrooms, 8m². 8.1m², 9.2m², bathroom 5m² and W.C all leading off a central hallway, with access down to the basement and garage.

The basement of 117m² with a an office or guest room of 13m², a pantry of 11m². The garage is 75m² with 2.9m roof height and next to the house a large barn of 140m² with 5.2m headroom.

The garden currently has an above ground pool of 4m diameter and a cute small gîte, man's cave or garden bar room 19m² with sleeping accommodation above. The garden laid simple to grass, a blank canvas for green fingers, entirely fenced, with double gates at the front.

All double glazed, air pump heating.

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

LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES