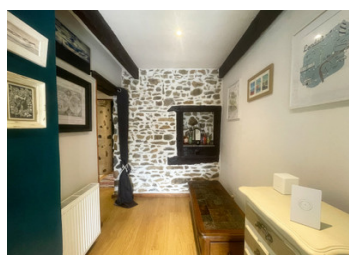


Charming 4 bedroom property with above ground pool in a peaceful hamlet. Views over the Gartempe valley.



INFORMATION

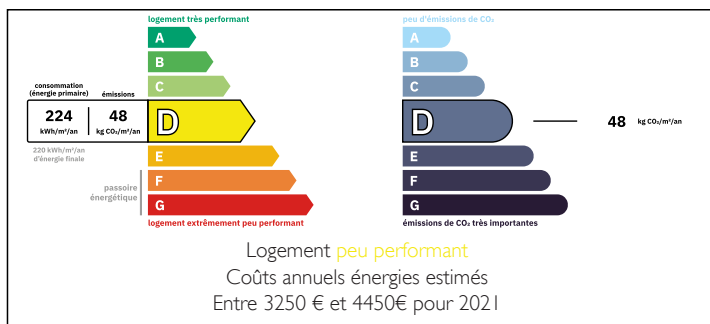
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	151 m2
Plot Size:	663 m2



IN BRIEF

This charming property nestled in a peaceful rural setting, comprises on the ground floor an entrance hall, living room, kitchen/diner, utility room, bedroom, shower room and a workshop/store room. Upstairs 3 bedrooms and shower room. Outside, the property features a terrace overlooking the garden. This terrace leads directly to an above-ground swimming pool offering magnificent views of the Gartempe Valley. Situated in a peaceful hamlet location, surrounded by delightful countryside and just a 2 minute drive to the popular village Bussière-Poitevine providing full local facilities. The thriving market town of Bellac (19 km) offers an extensive range of shops and services, several restaurants and bars and also benefits from rail services to Limoges and Poitiers. There is also excellent access to Limoges International Airport (50 km) where you will find daily flights to several UK destinations. You'll appreciate...

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 home offers approximately 151 m² of living space spread over 2 floors. The front door opens to an entrance (5.5 m²) with a door opening to a workshop/store room which also houses the new gas central heating boiler. The living Room (33 m²) provides a perfect spot for relaxing, with a feature fireplace with a wood burning insert and exposed oak beams. Kitchen/Dining Room (30 m²) a large bright area providing a comfortable open space for everyday family life. Utility room (4 m²) Bedroom I (13 m²) The ground-floor bedroom and shower room (5.5 m²) offer convenient single-level living for guests or those with limited mobility. Upstairs there is a hallway leading to 3 generous sized bedrooms (17 m²) (12 m²) (12 m²) and a shower room (2.5 m²). An outbuilding (11 m²) at the bottom of the garden provides useful storage place.

The house benefits from a gas fired central heating system, double glazed windows throughout and there is a good internet connection.

A charming property, ideal as a main or holiday home, for lovers of nature, peace and quiet, and traditional stone-built properties.

LOCAL TAXES

Taxe foncière: 978 EUR

NOTES

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