

A charming hamlet house with gîte attached and a large garden.

## EXCLUSIVE

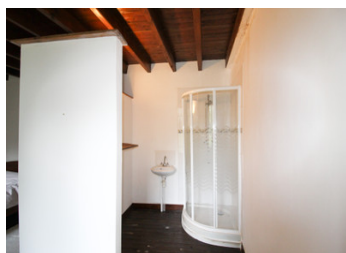


## INFORMATION

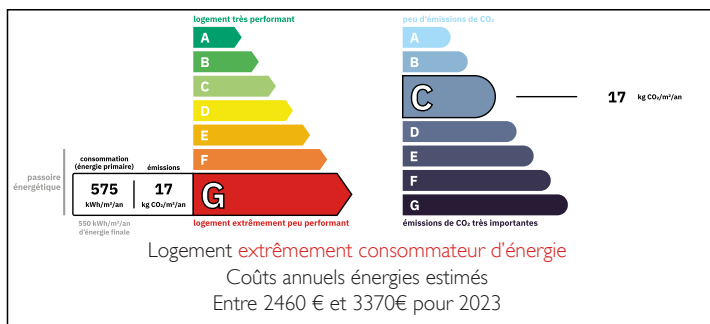
|             |              |
|-------------|--------------|
| Town:       | Droux        |
| Department: | Haute-Vienne |
| Bed:        | 7            |
| Bath:       | 2            |
| Floor:      | 140 m2       |
| Plot Size:  | 3289 m2      |

## IN BRIEF

Charming stone property with an adjoining gîte, attached barn and approximately 3,000 m<sup>2</sup> of garden, set in a peaceful rural hamlet in the Haute-Vienne. Offering generous and flexible accommodation over three floors, the property is full of character and provides excellent potential for a family home, holiday property or home with guest accommodation. Ideally situated within easy reach of Magnac-Laval, Le Dorat and Bellac for shops, services and transport links.



## 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

Set in a peaceful hamlet in the beautiful Haute-Vienne countryside, this characterful stone property offers generous accommodation, an adjoining gîte, useful outbuildings and approximately 3,000 m<sup>2</sup> of outside space. With plenty of traditional charm and considerable further potential, it could make an attractive permanent home, holiday retreat or property with separate accommodation for visiting family or paying guests.

The main house is arranged over three floors. On the ground floor, a stone-floored entrance hall leads through to the living room and kitchen. A vestibule provides access directly out to the large garden, making the outside space easily accessible from the main living accommodation.

The first floor offers three good-sized bedrooms. One has the added benefit of a corner shower and wash basin, and there is also a family bathroom with bath, wash basin and WC.

The second floor provides further flexible accommodation, including a large bedroom, shower room with WC and a separate sitting room. This upper floor could work particularly well as a private guest area, home office or additional family living space.

Adjoining the main house is a gîte which requires further work to complete but offers excellent potential. The ground floor currently comprises a living room with fireplace, kitchen and WC. Upstairs there is a bedroom and bathroom, with further spacious accommodation on the second floor. Once finished, this area could provide independent accommodation for friends and family or potentially be used as a holiday let, subject to any necessary permissions.

Outside, the generous garden offers...

## NOTES