

Three bed house with barn and adjoining garden



INFORMATION

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| Town: | Saint-Martin-le-Mault |
| Department: | Haute-Vienne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 145 m2 |
| Plot Size: | 1842 m2 |

IN BRIEF

This ticks all the big boxes – Adjoining garden, large kitchen, good size barn, double glazed, central heating, recently installed fosse (conforming in 2011), BUT, it is going to need some love to put it right. Set in a quiet hamlet just outside Saint Martin Le Mault this should be a wonderful permanent home or holiday house but it has been the victim of a poor roof repair. This is potentially easy to put right if you have the correct skills. 5 minutes to Lussac-les-Églises for daily shopping needs and only 20 minutes to the trains in historic Le Dorat and 30 minutes to La Souterraine with all commerces and trains to Paris and beyond.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 400 EUR

NOTES

DESCRIPTION

Set in a quiet hamlet is this quiet charming three bedroom house is in need of a helping hand.

Ground Floor

Enter into the lounge area where the large wooden beams are on display and the character stone walls have been left exposed. You are not going to be cold here though as there is central heating throughout the house.

Moving towards the rear of the house a spacious addition for dining has been created to take advantage of the garden view and this also houses the modernised kitchen. Off the kitchen is a large scullery which also houses the laundry and white ware.

A family bathroom and separate WC make up the rest of the ground floor.

First Floor

Upstairs there are three good size bedrooms, all fitted with double glazing and shutters. There is water damage on the ceilings here caused by the poor roof repair. This level would also benefit from the addition of a WC but there is space available for this.

The barn houses a large workshop and you would still have space for parking a motorhome or car. The roof is generally in good condition apart from one section which has had metal supports added to hold up the beam. This can be seen in the photos and was someone's idea of a roof repair.

The house sits on just over 1800 meters of adjoining garden so there is plenty of scope here for chickens and a vegetable garden. The house is connected to mains water...