

Centre of Town living with potential income



INFORMATION

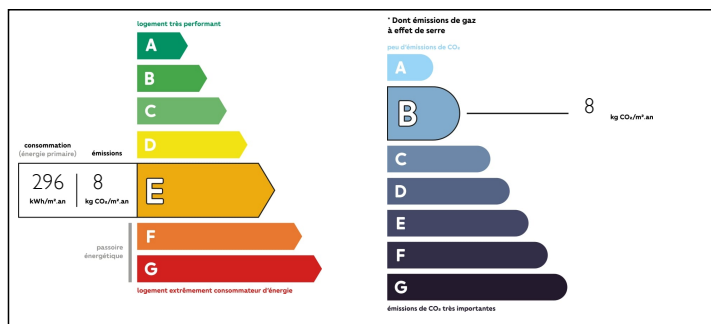
Town:	Arnac-la-Poste
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	155 m2
Plot Size:	517 m2

IN BRIEF

Set in the heart of Arnac La Poste you will find this large four bedroom house which has run as a successful two bedroom Bed and Breakfast. Many character features have been preserved in the property and you are a short walk to the school, café's, bakeries and small supermarket which provides daily essentials. The larger town of La Souterrain is only 15 minutes by car which has four large supermarkets a range of boutique shops, restaurants and a direct train to Paris in under 3 hours. The airport at Limoges is around 40 minutes down the motorway. A popular area for hikers and cyclists this could be a good supplement to a retirement fund or a great starter for a young couple.

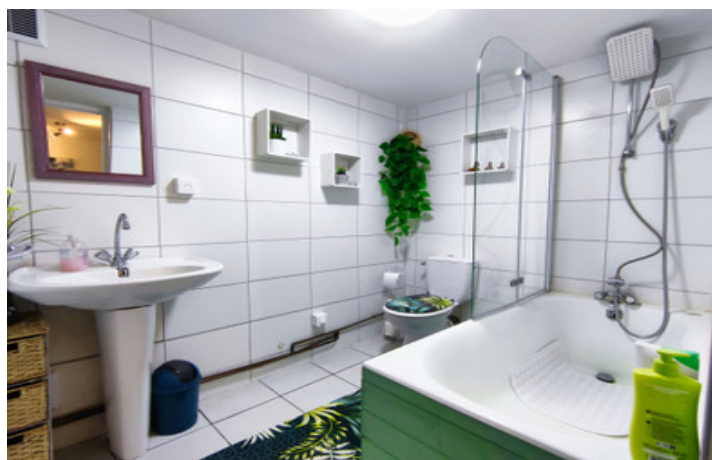


ENERGY - DPE



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

The house is set out for welcoming guests and extended family. You enter into a large lounge area with wood burning fireplace and double aspect light which makes the area bright and open for gathering people together. Stairs from here take you to the upper floors which have been run as a bed and breakfast.

The kitchen is well equipped with plenty of storage and comfortably holds the large dining table which seats six. The elevated position of the house affords views down the street and out to the Haute Vienne countryside.

Through the kitchen is a second living area with tiled fireplace to provide a private retreat away for the family. There are an additional two bedrooms (one currently a nursery) and a family bathroom on this level.

Upstairs the real character of the house comes to life and this has entertained many travellers over the last years. Wide plank floorboards and exposed beams speak to the history of the building. There are two bedrooms sleeping up to six people on this level. There is a family bathroom as well as a ensuite bathroom to the master suite. A cosy living room has been created for guests to enjoy a glass of wine, enjoy TV or just gather and chat over the day's adventures.

A short 2 minute walk down the street brings you to the garage area which provides private parking or extra storage and there is a nice sized garden area here to enjoy.

As you...

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