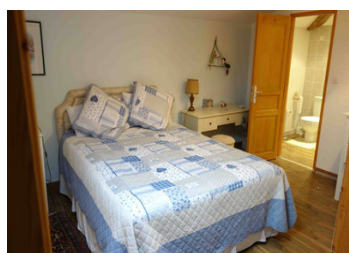


## Pretty two bedroom cottage with additional three bedroom gite in Tranquil surrounds



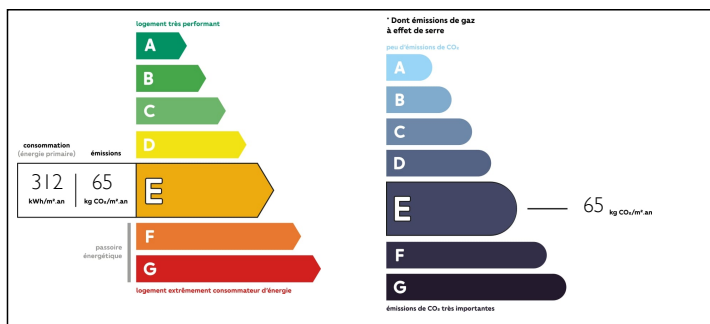
## INFORMATION

Town:	Saint-Martin-l'Ars
Department:	Vienne
Bed:	5
Bath:	4
Floor:	290 m2
Plot Size:	2762 m2

## IN BRIEF

Just 5 minutes from Saint Mart L'ars where you will find a general store, bars, restaurant and a pretty swimming lake, this will make a lovely family home with business potential. The main house is spacious with a big Kitchen/diner and lounge, with two two bedrooms and a family bathroom. The second property, currently run as a gite could actually be the main residence. This also has a big kitchen/diner and lounge, with an additional reception room, currently used as a music room with wood burner. There are three bedrooms all of which have en-suite bathrooms. In the courtyard you will find over 300m2 of barns and a bread/pizza oven. What are you waiting for ?

## 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 lovely home is divided into two houses around a central courtyard: the main house and a gite. But they could easily be swapped around if you wish.

The current main house has a traditional Kitchen/diner 35m<sup>2</sup> with doors opening out onto the terrace at the rear. There is also a big lounge 36m<sup>2</sup> with wood burner.

Stairs from the lounge lead up to a 'roomy' landing which could make a great office space. There are two bedrooms. The master bedroom has 'his' and 'hers' walk in wardrobes and a Juliet balcony, where you can enjoy breakfast. There is also a family bathroom. On the other side of the courtyard is the gite which also has a spacious lounge/diner 34m<sup>2</sup> and a good size kitchen 24m<sup>2</sup>. There is also a further room, 19m<sup>2</sup> currently used as a 'music' room but would make a lovely 'snug' on those dark winter evenings around the wood burner ! Upstairs are three bedrooms, 18m<sup>2</sup>, 18m<sup>2</sup> and 15m<sup>2</sup>, two of which have an en-suite shower and wc and the third has a bath with wc.

In the courtyard is a selection of barns/garages measuring over 300m<sup>2</sup> and an original bread oven. There are approximately 3000m<sup>2</sup> of mature garden around the house which is fully double glazed and heated by an oil fired system.

In addition to the local village amenities, there are several little villages nearby and the historic town of Confolens is less than 30 minutes away.

Limoges and Poitiers airports, with regular international...

## LOCAL TAXES

**Taxe foncière: 670 EUR**

## NOTES