

A Beautiful Maison de Maître with wonderful views across the Vienne river and outbuildings



INFORMATION

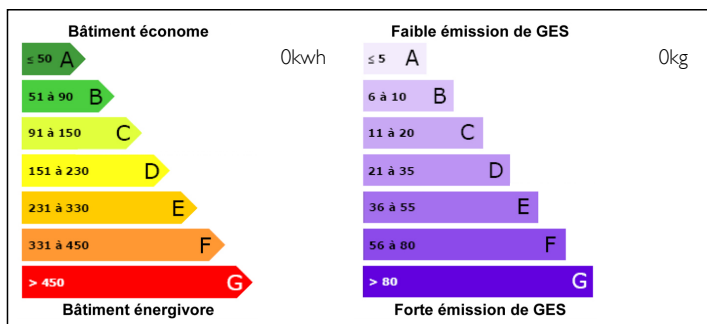
Town:	ST LEONARD DE NOBLAT
Department:	Haute Vienne
Bed:	6
Bath:	1
Floor:	212 m2
Plot Size:	8248 m2



IN BRIEF

You have just found the perfect house with views and a huge business potential, minutes away from the gorgeous market town of Saint Léonard De Noblat

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 property is only minutes away from a Medieval market town with all the amenities you will need, but also has a 'countryside' feel, with 8248m² of land, 212m² of living space and 500m² of outside buildings.

The house is made of the following:

On the ground floor a large entrance hall taking you to the 32m² lounge/diner, the 20m² kitchen/diner, a 14m² lounge/office and a separate toilet.

On the first floor 6 bedrooms 16m², 16m², 16m², 15m² + dressing, 14m², 11m²+dressing (3 of the bedroom need renovating), a 14m² shower room with a toilet and a 30m² attic.

Outside the property is an 8m² utility room, a 190m² barn, a 115m² barn with a 110m² mezzanine, a 40m² stable and a 33m² stable.

This property could be a lovely family home, a small farming business or could very easily have a part of it converted into gîtes or B&B.

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES