

Charming three bedroom stone village house with courtyard - fully renovated - ideal holiday home or gite



## INFORMATION

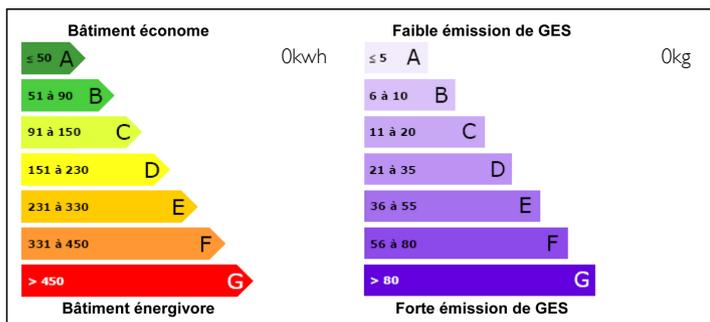
Town:	BLOND
Department:	Haute Vienne
Bed:	3
Bath:	1
Floor:	81 m2
Plot Size:	433 m2



## IN BRIEF

Situated in the heart of this traditional French village, this property is well suited for either a permanent residence, holiday home or as a stand-alone gite, as which it has successfully operated. The village offers a boulangerie, two bar/restaurants, post office, hairdressers and infant school, whilst the larger town of Bellac is 10k ms and Limoges Airport 27 kms

## 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

Beautifully renovated throughout, this traditional property has much character, with exposed beams, original oak floorboards and exposed stone walls, yet is complemented with modern decoration and ready to move into.

Heating is provided by individual radiators, but a wood burner could be installed in the lounge. The property is connected to mains drainage and there is a very good internet signal, as the village was recently connected to fibre optic broadband.

The layout is as follows:

The enclosed front courtyard garden & terrace leads to the main entrance:

Lounge/Diner/kitchen (32m<sup>2</sup>) an open plan room with exposed stone walls, wooden beams and tiled floor. There is a corner kitchen area, dining area and lounge area in front of the open fireplace.

Door through to Toilet, Shower Room (5m<sup>2</sup>) with shower cubicle and sink.

Laundry Room (4m<sup>2</sup>).

Steps up to a small rear "L - shaped" courtyard with covered storage.

Staircase from Lounge up to First Floor with original floorboards:

Bedroom 1 (19m<sup>2</sup>) with built-in cupboard and beamed ceiling.

Bedroom 2 (16m<sup>2</sup>).

Toilet with sink.

Note: It would be possible to create a second bath/shower room using a 4m<sup>2</sup> section of bedroom 1 which backs onto the toilet.

Stairs up to Second Floor:

Bedroom 3 (14m<sup>2</sup> at full head height, 30m<sup>2</sup> into the eaves) with laminate floor. A light and spacious room.

Outside:

To the front of the property is an enclosed courtyard suitable for outside dining.

There is a separate small plot of land suitable for growing vegetables about 400 m from the property.

The Monts de Blond is renowned for both...

## NOTES