

Beautiful detached country house with outbuildings and amazing views!

EXCLUSIVE

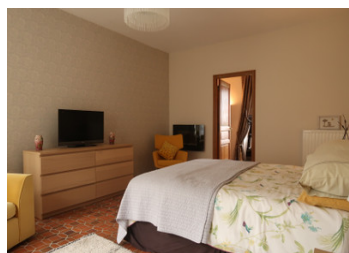


INFORMATION

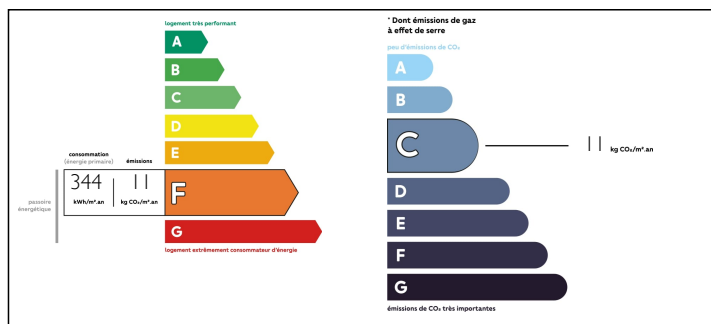
Town:	Augne
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	202 m2
Plot Size:	4960 m2

IN BRIEF

In between Bujaleuf and Eymoutiers (Haute-Vienne), you will find this big house with a separate gîte, several barns and outbuilding, plus one of the best views in the region. Amenities are just a 5-minute drive, Limoges airport is only 1 hour away.



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.



LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES

DESCRIPTION

Some houses have the right feeling, and this is one of them. On a plot of 5000 m² total, including a big garden around the house, and a piece of attaching woodland, this is in an ideal place in the countryside. The nearest neighbours are both 100 metres away so you will be quiet here.

You enter the property from the road, which is fairly quiet and does not have much traffic. As the house is built against a slope, the entrance for the main house is at the back on garden level.

Entering the spacious hallway, you will find a separate toilet on the right. Connecting to this hallway:

To the left, the lounge (22 m²) with woodburner.

Straight on and left, the kitchen (11 m²).

Straight on the bathroom (5 m²).

To the right, two bedrooms (12 and 16 m²), a dining room that could be another bedroom (12 m²) and a pantry for storing with access to the fully insulated loft.

If you cross the lounge, you will find another bedroom with dressing (23 + 7 m²) that could be converted into an ensuite bathroom.

On the ground floor, you find a separate apartment that is fully equipped. You could either rent this out as a gîte, have a space for friends and family, or you could connect it to the main house by installing an interior staircase. There are many options.

Next to the apartment, there is a workshop (47 m²) and a washing room (12 m²) on this...