

Stone built character property in a quiet hamlet. Barn, Courtyard garden. 2nd house to renovate.



INFORMATION

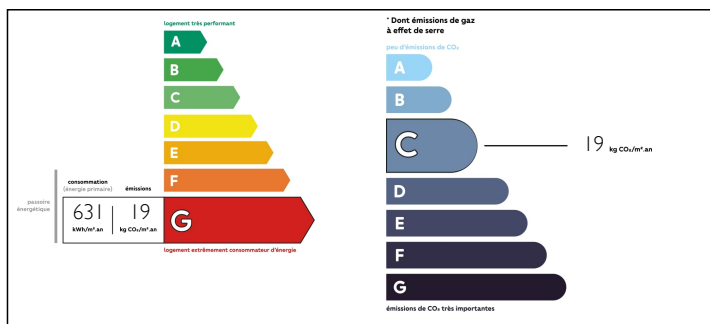
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	75 m2
Plot Size:	0 m2

IN BRIEF

Superbly renovated character property consisting of a lounge with wood burner, modern bathroom and a recently built and fully equipped kitchen/diner. Upstairs there is 1 big bedroom with exposed beams. Outside there is a courtyard garden, a large stone barn and another stone-built outbuilding, used as a workshop and woodstore. There is a second house to renovate.



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

Set in a peaceful hamlet, all you need to do is bring your bags and move in.

On the ground floor is a large, comfortable lounge (28.5 m²) with a wood burning fire.

To the right is a good sized modern bathroom (2;56 x 1.7 m).

To the left, via a short passageway is a modern, well-equipped dining kitchen (13 m²).

Upstairs there is a large bedroom (5.35 x 5.33 m) with exposed beams.

Outside there is a neat courtyard garden, containing a well and a stone-built, partitioned outbuilding that serves as a workshop and a wood store.

Across the driveway is a large barn (81 m²) also in stone.

There is a second house, on 2 levels (about 45 m² habitable) which can be renovated to provide a gîte. The property is set in a quiet, rural hamlet but is only 6kms from the village of Bussiere-Poitevine, where there is a wide range of shops and services.

13kms in the other direction is the medieval town of Le Dorat with its hospital and a station on the Poitiers-Limoges line.

The international airport at Limoges, offering flights to/from UK all year round is under 60kms away or about 55 minutes drive.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES