

Delightful 2 Bedroom renovated property in a tranquil village with adjoining garden and a barn.

EXCLUSIVE



## INFORMATION

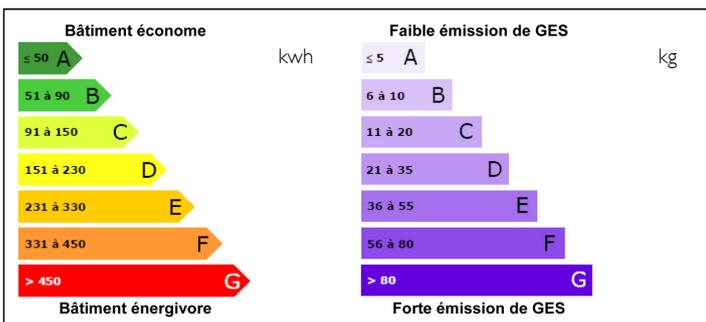
Town:	Saint-Martial-sur-Isop
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	200 m2



## IN BRIEF

This ready to move into house, perfect as either a permanent or holiday home, is situated in the heart of a charming village, surrounded by beautiful countryside, just 9 km from the lively village of Bussière Poitevine and 20 km from Bellac, where you'll find all the amenities and services you could need, as well as a SNCF railway station served by the Limoges-Poitiers line. Limoges airport is a stress free 45 minute drive 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.



## DESCRIPTION

This property has been fully renovated and offers approximately 69 sqm of living space. The layout is as follows.

The front door opens into the living room (31 m<sup>2</sup>) which in turn opens to the kitchen/diner (16 m<sup>2</sup>) which is all set up to install a new kitchen giving you the opportunity to personalise this room to suit your tastes. This is a lovely, light-filled room with a large skylight and french doors opening to the garden. Downstairs toilet. Stairs from the living room lead to the first floor where you will find 2 bedrooms (9 m<sup>2</sup> and 8 m<sup>2</sup>) and a shower room (3,6 m<sup>2</sup>)

The house benefits from a new roof, new electrics, new floors, new fully glazed windows and doors as well as a brand new shower room. In the living room, everything is in place to install a wood-burning or pellet-burning stove. Connected to mains drainage.

The non adjoining barn ( 72 m<sup>2</sup>) is ideal as a workshop, garage and storage area.

An adjoining garden of approximately 200 m<sup>2</sup> with a beautiful walnut tree.

## NOTES

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