

## Large detached country house with gardens and inground pool



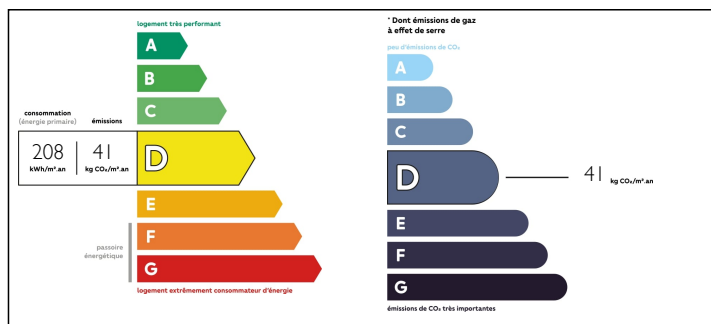
## INFORMATION

Town:	Saint-Hilaire-la-Treille
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	169 m2
Plot Size:	4220 m2

## IN BRIEF

Set apart from close neighbours, this beautiful detached character house also boasts immaculate gardens. Four to five bedrooms, modern kitchen, brand new heated in-ground pool, Jacuzzi, private formal gardens plus a little over an acre of land. Add to this winning combination a wine cellar, large barn and a man cave and really you have the perfect home for all seasons. Located just 5 minutes to the town of Amac La Poste which has a cafe, a school and bakery or just 15 minutes to the larger town of La Souterraine with multiple restaurants, cinema, four large supermarkets and a high speed train to Paris in under 3 hours. Limoges is only 35 minutes straight down the A20 motorway.

## ENERGY - DPE



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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

Someone is in for a real slice of paradise with this large detached character property set in a quiet hamlet with stunning views from the private garden.

Enter into the main reception room and you are greeted with exposed beams, tiled floors and a dominant stone fireplace. This is a taste of what is to come. To the right you have a dual purpose room which is currently used as a parlour/bar area. There is a full downstairs guest bathroom off this room which means it can be used as a downstairs bedroom.

From the lounge there is a formal dining area which leads out onto a sun drenched patio area where you could enjoy your morning coffee and croissant.

The generous proportioned kitchen is ideally located in the heart of the house and has excellent flow out to the rear deck area and formal gardens. This is setup to be a chef's paradise allowing you to talk with your guests while cooking up a storm.

Upstairs is divided into two separate areas with their own staircases. On one side you have three bedrooms and a bathroom with shower. On the other side is a wonderful master bedroom with claw foot bath and ensuite bathroom with shower.

The house has gas central heating, a wood burner and the newly installed pool is heated by a heat-pump. There is a large barn for keeping the campervan, an additional workshop space for all the tools and another detached workshop with...

## LOCAL TAXES

Taxe foncière: **484 EUR**

## NOTES