

Hamlet house, a pretty 4 bedroom stone house with a superb swimming pool and outside dining area.

## EXCLUSIVE

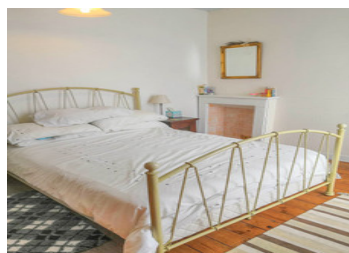
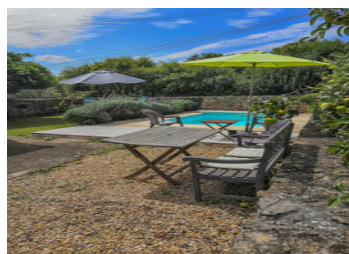


## INFORMATION

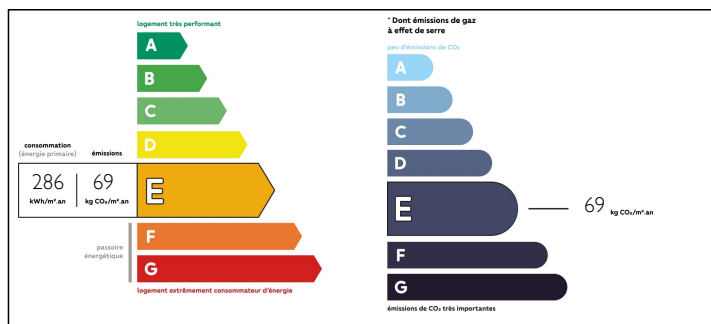
Town:	Saint-Hilaire-la-Treille
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1200 m2

## IN BRIEF

The house has been well restored and maintained, and cleverly set out with a focus on the ground floor and being large enough to accommodate four bedrooms yet easy to heat. The swimming pool and garden is located across the road from the house. It is designed to be private, the pool and outside dining area are in excellent condition. The property is on the edge of a small hamlet with a lane that has next to no traffic. This is a perfect family home or retreat for those of all ages up in the Limousin countryside.

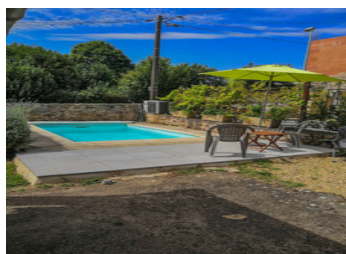


## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

Ground floor

Kitchen 12 m<sup>2</sup>

Living room with large woodburner 18 m<sup>2</sup>

Shower room with WC 10 m<sup>2</sup>

Boiler room/storage 6 m<sup>2</sup>

1st floor

Bedroom 1 15 m<sup>2</sup>

Bedroom 2 15 m<sup>2</sup>

Bedroom 3 10 m<sup>2</sup>

Bathroom with large corner bath 6 m<sup>2</sup>

2nd floor

Bedroom 4 46m<sup>2</sup>

Outside

Swimming pool 4 x 2m

Terrace and garden

Parking

Garage /workshop 109 m<sup>2</sup>

Woodstore/pump room 18 m<sup>2</sup>

Garden for vegetables.

Small woodland.

Oil central heating

Double glazing

Mains drains

Local supermarket shops and Restaurants 6.6km

La Souterraine train station 15km, Limoges 55km,

Poitiers airport 100km

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Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>