

Beautiful house in a quiet location with a stunning view

EXCLUSIVE



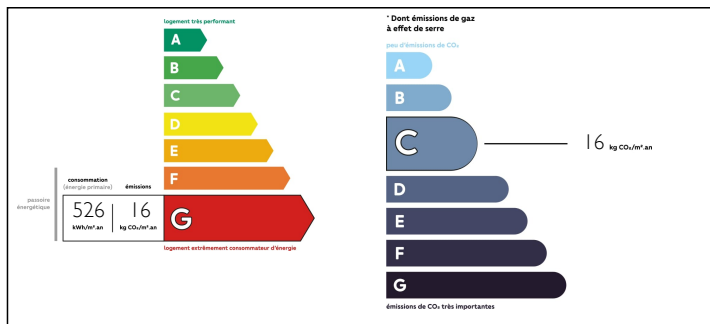
## INFORMATION

Town:	Saint-Denis-des-Murs
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	1415 m2

## IN BRIEF

In the commune of Saint-Denis-des-Murs (87), on the edge of a small hamlet, you find this house hidden in the Limousin countryside. It is only a 30-minute drive from Limoges, with its international airport.

## 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

On the edge of a small hamlet, hidden in the countryside in a very quiet and calm spot, this house is what you expect from a cottage in the countryside: Peace and charm!

To arrive at the house, you have to take a path that ends at the house, there is no traffic passing. The house is reachable by car.

The house is as follows:

Ground floor:

Living / kitchen – 35 m<sup>2</sup> with a wood burner.

Lounge - 16 m<sup>2</sup>

Toilet / bathroom to be finished.

Barn with mezzanine – 26 m<sup>2</sup>

First floor:

Above the lounge is a bedroom with a bathroom / toilet – 14 m<sup>2</sup>. The lounge and the bedroom have a separate entrance from the terrace. This creates privacy for people that are staying there.

Two other bedrooms – 14 and 11 m<sup>2</sup>

Bathroom with tub, shower and toilet – 4 m<sup>2</sup>

More information:

- Summer room – 7 m<sup>2</sup> – accessible from the terrace
- Terrace of 15 m<sup>2</sup>, facing east / south, with stunning views
- Windows are double glazing
- Heating through wood burner
- Air-conditioning unit in living room.
- Septic tank
- Well
- Total land size 1415 m<sup>2</sup>

Please have a look at the virtual tour, or ask me for more photos and a video tour.

## NOTES