

Beautifully converted longere retaining all it's character and charm. Existing B & B business.



## INFORMATION

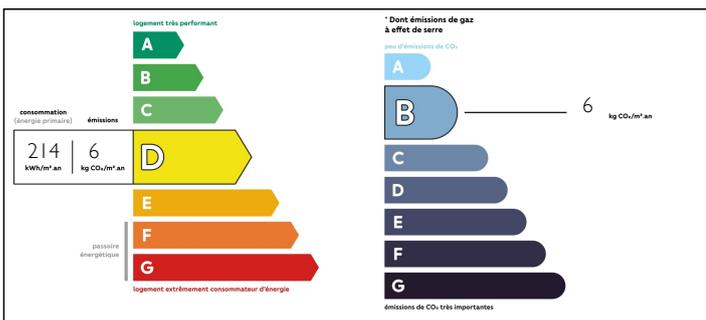
Town:	Haims
Department:	Vienne
Bed:	4
Bath:	2
Floor:	179 m2
Plot Size:	15373 m2



## IN BRIEF

Exceptional stone house has been tastefully renovated combining modern amenities with original features and architecture. Set in a peaceful and tranquil hamlet yet only fifteen minutes from the large towns of Le Blanc and Montmorillon. The town of Saint-Savin (the abbey is a world heritage site) is a ten minute drive and has cafes and bars in addition to the weekly market. The house offers four large bedrooms, two of which can be used for B & B accomodation if wanted. Set in over one and a half hectares (just under four acres) the property is suitable for horses, with numerous bridle paths locally as well as access to local forests. There is obviously scope for growing your own produce. Whether you are considering a holiday home or a permanent family home this beautiful house really ticks all the boxes.

## 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

The property is fully double glazed with underfloor heating, log burners and electric radiators. Refer to the attached floor plans and 360 virtual tour for rooms sizes and layout. Additional photos are available. There are 134m<sup>2</sup> of outbuildings all of which are in very good condition.

The airports of Limoges and Poitiers are both within an hour's drive with regular flights to the U.K and rail links connecting to Eurostar.

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

## NOTES