

Stunning detached barn conversion, immense living space, far reaching views, Garage. 1km village-Haute Vienne

EXCLUSIVE



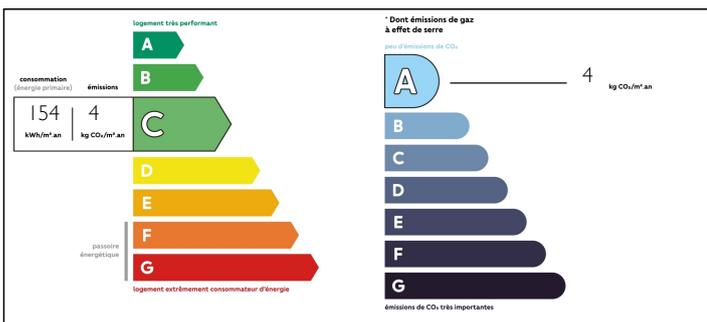
## INFORMATION

Town:	Les Cars
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	252 m2
Plot Size:	7000 m2

## IN BRIEF

Beautiful example of a prestige barn conversion. The enormous luminous rooms have modern touches and retain much character with exposed stone walls and feature beams. Fully insulated, this property has a super energy efficient rating. Situated on the border of Dordogne/Haute Vienne in the Périgord-Limousin Natural Park, on the outskirts of a village (1km) which has a village shop, bakery and primary school, you will find many forests, walking trails, leisure lake and tourist activities in the local vicinity.

## 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

This stunning property was completed in June 2021, a building guarantee remains. The barn is highly insulated; the walls have 100mm insulation with an additional interior block wall and membrane, the roof has 200mm of insulation as well as a concrete sheeting beneath the tiles. The flooring on the ground floor is insulated with polystyrene. The oak windows are of good quality and have a 20mm cavity between the glass panes.

The barn benefits from two wood burners; one on the ground floor, one on the first floor as well as various electric radiators throughout.

External stone walls are being repointed and the garage rendered and complete.

HOUSE 252m<sup>2</sup>

### GROUND FLOOR

- Grand Entrance (double doors with solar glass giving onto the large living area, stone flooring, handmade oak staircase to 1st floor)

- Living area 87m<sup>2</sup>, "L" shape, composed of: kitchen/dining area/living room

Large luminous room with wood burner, electric radiators, dual aspect, glass doors to side aspect covered terrace, oak flooring, exposed stone walls.

The kitchen has fully equipped modern wall and base units, dishwasher, induction 5 ring hob, oven, microwave. A central island with sink and white quartz worktop.

- Utility room 9,89m<sup>2</sup> (1,7m x 5,82m) (door to front aspect, door to separate wc, sink with base units and large store cupboard)

- Separate WC 2,95m<sup>2</sup> (front aspect)

- Main bedroom 26,39m<sup>2</sup> (5,51m x 4,79m)(front aspect, wood flooring, fitted wardrobe, door to ensuite)

- En-suite 6,55m<sup>2</sup> (4,68m x 1,4m) (Italian shower,

## LOCAL TAXES

Taxe foncière: **800 EUR**

## NOTES