LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A23604CWN87 Price: 109 580 EUR

agency fees included: 6 % TTC to be paid by the buyer (103 000 EUR without fees)

A pretty 4 bedroom stone house with a superb swimming pool, outside dining area, woodstore, barn and woodland.

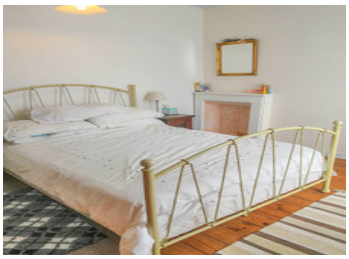














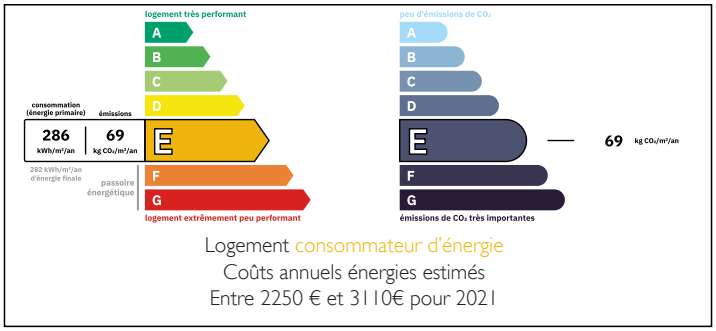
INFORMATION

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, woodstore 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. In addition, there is a barn which would easily accommodate a car and additional storage area. An additional plot of land with mature fruit trees and a small woodland also comes with the property. 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



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2250 € et 3110€ pour 2021

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.

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NOTES

DESCRIPTION

This beautifully restored 4-bedroom house in the Limousin countryside is a perfect blend of traditional charm and modern convenience. Thoughtfully designed with a focus on the ground floor, the layout is both spacious and practical, offering a home that is large enough to comfortably accommodate four bedrooms yet easy to heat and maintain.

The property has been meticulously cared for, ensuring that both its original features and modern updates are in excellent condition. The living area is warm and inviting, with exposed wooden beams, a cozy fireplace, and ample natural light from large windows. The open-plan kitchen is well-equipped with modern appliances and ample storage, with a farmhouse-style dining area that makes family meals a delight. The four bedrooms are generous in size with two bathrooms. Original hardwood floors and stone accents add to the rustic charm throughout.

Across the quiet lane, you'll find a private garden with wood store and swimming pool area, a true oasis designed for relaxation and outdoor living. The pool and outdoor dining area are in excellent condition, providing a perfect setting for summer gatherings or quiet afternoons in the sun. This private space is surrounded by mature greenery, offering a secluded retreat just steps from the house. There is also a separate barn, large enough to use as a garage with a mezzanine. In addition, there is a small woodland and so your own supply of wood for the cooler months.

Situated on the edge of a small hamlet, this property benefits...