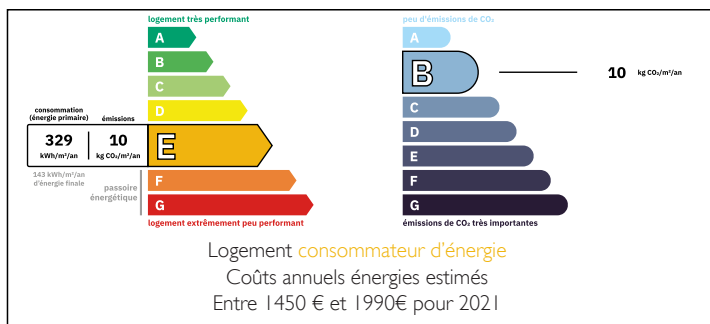


Beautifully renovated stone cottage with gîte potentiel

EXCLUSIVE



ENERGY - DPE



INFORMATION

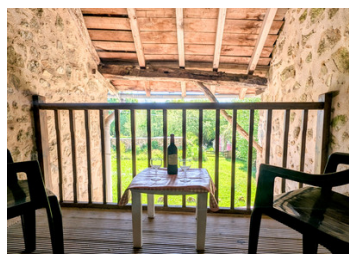
Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	72 m²
Plot Size:	460 m²

IN BRIEF

Located on the edge of a small hamlet at the boundary of the Haute-Vienne and Charente departments, this property enjoys a prime position for exploring both the Périgord-Limousin Regional Natural Park and the expansive leisure lakes of the Haute-Charente. Just 53 km from Limoges Airport, it's the perfect destination for a holiday retreat.

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

This charming property offers three potential dwellings, ideal for extended family use or as income-generating rentals.

The main house has been tastefully renovated and features a ground-floor kitchen, bedroom, and bathroom. Upstairs, you'll find a bright and airy lounge with patio doors opening onto a covered balcony, a master bedroom with ensuite shower room and its own private balcony, and a single bedroom.

Adjoined to the main house are two smaller houses, one with two levels and the other with three levels —perfect candidates for conversion (subject to necessary permissions) or to retain for storage and workshop usage.

To the rear of the buildings is a fenced garden, ideal for outdoor enjoyment.

There's also a storage room beneath the covered terrace, and across the lane, the remains of an old building and a dedicated parking area.

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

LOCAL TAXES

Taxe foncière: 576 EUR

NOTES