

Beautiful stone house in a lovely location on the edge of woods



INFORMATION

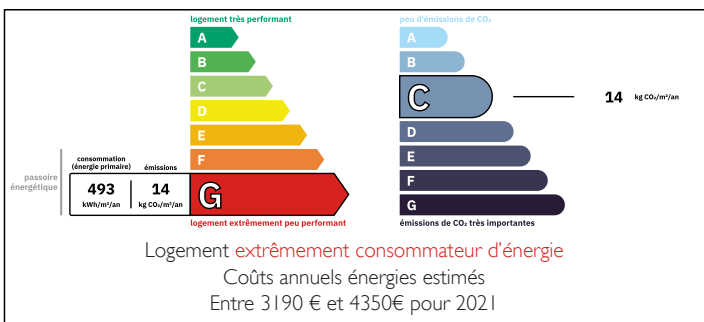
Town:	Saint-Julien-le-Petit
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	161 m ²
Plot Size:	3565 m ²

IN BRIEF

Perfect for those seeking peace and quiet. This magnificent 5/6 bedroom stone house is in a beautiful quiet location on the edge of woodland, with water source, small pond, cellar, workshop and bread oven. The house is full of character set in an ideal location.

It benefits from a large open plan dining and lounge area, a nice kitchen, another lounge, a games room, and 5 upstairs bedrooms.

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

This beautiful and large stone house is located in a lovely tranquil location, on its land of over 3500 sq metres, yet only a few minutes drive to facilities.

The main entrance leads into a hallway (6m²). To the left of the hallway is a kitchen (12m²) which then leads into a nice room/games room (14m²) with a wood burner. Through this room is another room which could be a 6th bedroom (8.5m²) or office. There is also a downstairs toilet off the hallway

To the right of the hallway is an open plan dining room (10m²) and large lounge (30m²) with wood burner.

Stairs lead up to the first floor which has 5 bedrooms (all approximately 9m²), a bathroom and a shower room.

Exposed stone and beams feature throughout the house. The windows are double glazed. The property benefits from a new roof fitted this year. Outside the land is mainly grass and some woodland, and it benefits from its own water source and pond.

Underneath the house there is a cellar (cave), workshop and a room with a bread oven.

The house is around 10 minutes drive to the market town of Eymoutiers with bars, restaurants, stores, Cinema, and has a market on Saturdays and Thursdays selling local produce. It is also a 10 minute drive to Bujaleuf with a shop and bar, and a lovely beach at the Lac de St Helene. It is around a one hour drive to Limoges airport.

This property is situated in one...

NOTES