

Spacious character home with up to 7 bedrooms, courtyard and garage in historic Saint-Paul

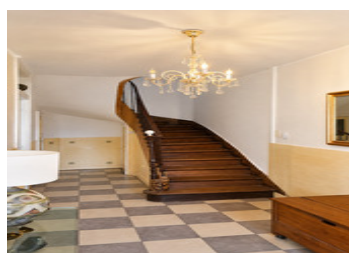


INFORMATION

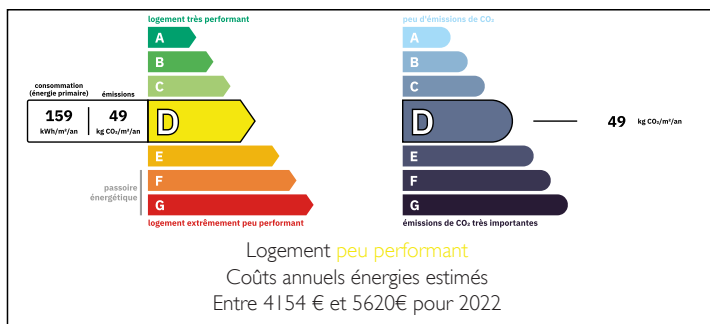
Town:	Saint-Paul
Department:	Haute-Vienne
Bed:	7
Bath:	2
Floor:	206 m2
Plot Size:	177 m2

IN BRIEF

Elegant and spacious character property in the heart of the historic village of Saint-Paul, offering generous proportions and exceptional versatility. Arranged over three floors, the house offers up to 7 bedrooms, one currently used as a gym, plus an office, 2 shower rooms, a large living room, an elegant dining room and a characterful kitchen opening onto a private courtyard. The property also benefits from two cellars, one containing a private natural water source, a utility/storage room, workshop and additional storage space. A large garage opposite provides parking for two cars. The village offers a bakery, pharmacy, supermarket, hairdresser, medical services and other everyday amenities. A rare property combining space, character and flexibility, approximately 25 minutes from Limoges.

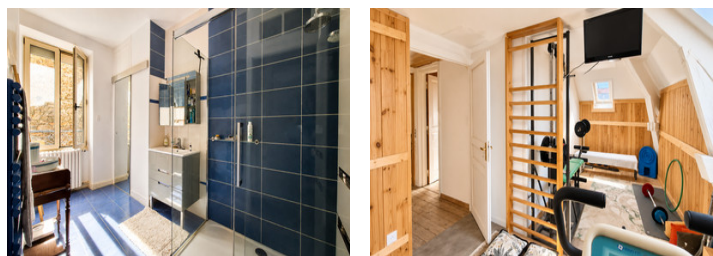


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 950 EUR

NOTES

DESCRIPTION

Behind its attractive traditional façade lies an exceptionally spacious and characterful home, with generous accommodation arranged over three floors. Beautifully presented and furnished with style, the property combines the charm of an older French home with the comfort and versatility required for modern family life.

Offering up to 7 bedrooms, one currently used as a gym, a separate office, two shower rooms, generous reception rooms and a wealth of additional practical spaces, this is a highly versatile property. It would make a wonderful home for a large family, those who regularly welcome family and friends, or anyone looking for additional space for home working, hobbies or creative pursuits.

Ground floor:

The welcoming entrance hall and its beautiful staircase immediately introduce the character and proportions of the house.

On either side are two impressive reception rooms: a spacious living room of approximately 24 m² and an elegant dining room of approximately 23.6 m². Their generous proportions and character features create a warm and refined atmosphere.

The kitchen, measuring approximately 19.3 m², is full of charm and opens directly onto a pleasant private courtyard. This intimate outdoor space forms a lovely extension of the house and is ideal for enjoying breakfast, outdoor dining or simply relaxing during the warmer months.

The ground floor also includes a separate WC with washbasin. From this level there is access to the cellar as well as an adjoining utility and storage area, providing valuable practical space for everyday living.

First floor: