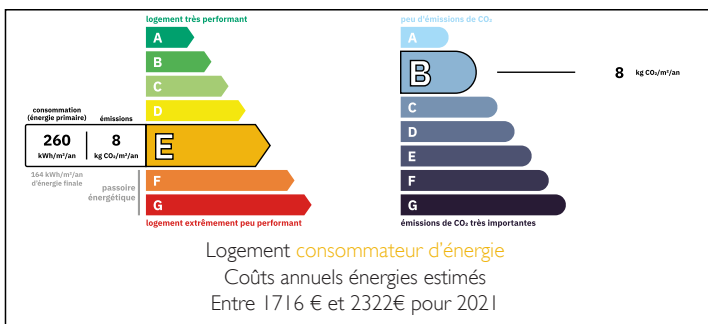


Detached family home with wonderful garden



ENERGY - DPE



INFORMATION

Town:	Cromac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	1775 m2

IN BRIEF

Escape to a peaceful home surrounded by lovely gardens.

Downstairs, you'll find a cozy living room with a fireplace, a useful utility room, and a dining room that leads to another living room with amazing garden views. There's also a separate, well-equipped kitchen.

This home is full of character, with stone walls and wooden beams adding a charming touch. There's also a handy toilet near the courtyard. Upstairs are three nice-sized bedrooms, all recently decorated, and a shower room.

The attic is ready to be turned into a games room or a fourth big bedroom! The sunny garden is beautiful, with fruit trees and roses. A large barn across from the house is perfect for storing firewood or for hobbies.

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.



LOCAL TAXES

Taxe habitation: 322 EUR

NOTES

DESCRIPTION

Escape to tranquility in this delightful home, nestled amongst established gardens and offering a peaceful retreat.

The ground floor presents a comfortable lounge with a feature fireplace, a practical utility room, a dining room leading to a second living room with breathtaking views of the flourishing garden and a separate well appointed kitchen.

Character features abound, with exposed stone walls and wood beams adding a touch of rustic charm. A convenient toilet is located just off the courtyard.

Upstairs, you'll find three generous bedrooms, all recently decorated, alongside a shower room. The property also benefits from an attic which is ready for conversion into a games room or forth large bedroom.

The adjoining garden is a sun-drenched haven with established fruit trees and roses. A large barn opposite the house provides ample storage for firewood or a dedicated hobby space.

Full daily amenities and school located in Saint-Sulpice-les-Feuilles, less than 10 minutes away by car. The larger town of La Souterraine is 20-minute drive away, complete with a fast train connection to Paris. Limoges with International Airport is conveniently situated just 50 minutes away.

Embrace the beauty of nature and the charm of this unique property!

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