

## Charming 4 bedroom home with private garden to renovate in the heart of Arnac La Poste

EXCLUSIVE



## INFORMATION

Town:	Arnac-la-Poste
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	100 m <sup>2</sup>
Plot Size:	457 m <sup>2</sup>

## IN BRIEF

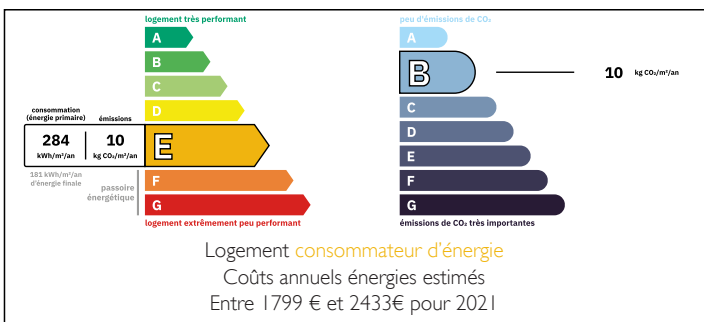
Charming four-bedroom family home in Arnac-la-Poste, ideal for renovation. This blank-slate property features a private garden with a well and enjoys double glazing and a solid roof.

Connected to mains water and mains sewage, the home offers great potential with an attic conversion possible, allowing you to tailor the space to your family's needs.

Located in the heart of the town, you'll have convenient access to local amenities while enjoying the privacy of a leafy garden. A fantastic project for buyers looking to create a bespoke family home in a popular area.

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## 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.



## DESCRIPTION

Wonderful character property in Amac-La-Poste, offering an exciting renovation opportunity with attached garden and private parking.

Envision transforming this historic town house into a charming holiday retreat or a warm family home. The ground floor features a spacious 21m<sup>2</sup> kitchen with an original stone fireplace and the early stages of a new kitchen installation underway. A comfortable 22m<sup>2</sup> lounge showcases a delightful staircase to the upper floors, with potential to add more light by widening the doorway to the private parking area beside the house. An extension on the ground floor provides an extra room that could become a utility room and downstairs WC.

The first floor hosts four bright bedrooms, two of which boast period fireplaces. The family bathroom includes a WC and has been recently renovated. The attic offers 49m<sup>2</sup> of space in development for a master bedroom with vaulted ceilings and exposed oak beams. The ensuite is already partially installed. Here you can also see the roof has been treated with a waterproof lining to prevent rain leaks, ensuring the area remains warm and dry. Any prior water staining on bedroom ceilings below is thought to have occurred before these works.

The garden features a water well and is accessible from the road or the rear of the house. Large gates at the road entrance provide privacy, and there are a couple of intriguing ruins that spark ideas for an outdoor kitchen, hot tub or pool area, or a sheltered vegetable garden.

Utilities are connected...

## LOCAL TAXES

Taxe foncière: **320 EUR**

## NOTES