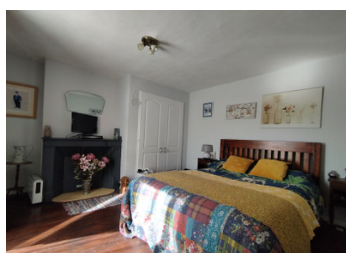


Detached home,comprising of 3 bedrooms,bathroom, kitchen, lounge/dining room,study, 2 reception rooms.

EXCLUSIVE



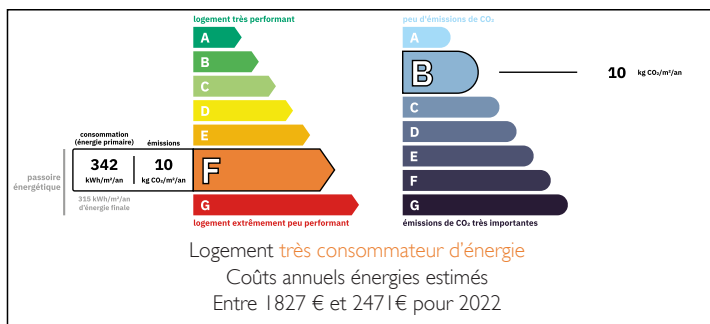
INFORMATION

Town:	Cromac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	119 m2
Plot Size:	1184 m2

IN BRIEF

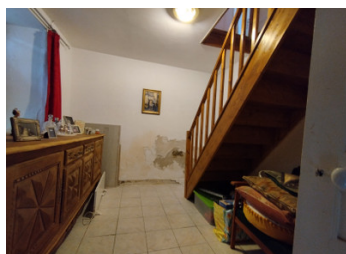
Detached village home with potential to convert large outbuildings comprising of, 3 bedrooms, bath room, kitchen, lounge/dining room, inner lobby,study, large second reception room, garage/barn, old forge and terraced garden.

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

Charming Village Home with Renovation Potential and Outbuildings

Tucked away in a peaceful village setting, this characterful home offers a wealth of potential for its next owners. The current owners have already begun sympathetic renovations, preserving the charm of the property while opening up exciting possibilities for further development — whether to create additional living space or to explore a business opportunity.

Entering the property through one of two front doors, you are welcomed into a warm and inviting lounge/dining room, complete with a cosy log burner — the perfect heart of the home. Off this central space, you'll find a functional galley-style fitted kitchen, a study, a ground-floor bathroom, and a spacious downstairs bedroom.

At the rear of the kitchen lies a substantial second reception room, currently unfinished but offering impressive space and flexibility to tailor to your needs.

A large inner lobby, also accessible from the second front door, leads to the first floor via a staircase. Upstairs, you'll find a generous double bedroom, a second room currently used for storage (with potential to convert into a second bathroom), and access to a further unfinished space — which could become a large additional room mirroring the size of the reception below.

Room Dimensions:

Lounge/Dining Room: 5.45m x 3.10m

Kitchen: 2.3m x 3.2m

Study: 3.4m x 1.7m

Bathroom: 5m x 1.6m

NOTES