

Hamlet Property for sale with nice garden, attached barn and studio apartment



INFORMATION

Town:	Saint-Auvent
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	127 m2
Plot Size:	421 m2

IN BRIEF

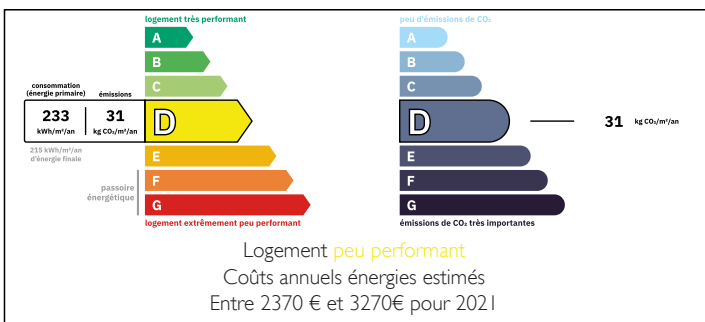
Located in Saint-Auvent (87310), Haute-Vienne, this charming property offers peaceful countryside living while remaining within easy reach of Rochechouart and Saint-Junien, with their shops, schools and services.

The house opens into a 17m² kitchen with ample storage and cellar access. A ground floor bedroom with shower room and WC benefits from direct access to the rear garden. The 25m² living room is bright and welcoming, featuring patio doors to the garden and a wood-burning stove, with potential to open up the space for a larger open-plan layout.

A utility room housing the central heating boiler leads to a 14m² workshop. The property also includes a large barn/garage with mezzanine and a separate studio, offering excellent potential for guest accommodation or rental income.



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

This charming property is located in the peaceful commune of Saint-Auvent (87310), in the Haute-Vienne region.

You enter the property directly into a spacious 17m² kitchen, fitted with a wide range of units and offering excellent storage. From here there is useful under-stairs storage and access to a small cellar below.

Leading off the kitchen is a ground floor bedroom, accompanied by a WC and shower. This room has access to the rear garden. Along side this room is a corridor connection to the main living room. There is potential here to open the spaces to create another large open-plan living area, office or playroom if desired. The main 25m² living room features patio doors opening onto the garden also and offers ample space for both lounge and dining areas. A wood-burning stove provides a warm focal point.

At one end of the living room is access to a utility room housing the gas central heating boiler, which then leads through to an attached 14m² workshop, ideal for hobbies or storage.

Adjacent to this is a substantial barn/garage space with a mezzanine above, as well as a studio apartment, offering excellent potential for guest accommodation or potential rental income.

Upstairs in the main house are four rooms set within the eaves, with floor areas of approximately 6.5m², 17.5m², 9.3m² and 10.54m². Please note these have restricted head height due to being in the eaves. On this level there is also a family bathroom,...

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