LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44089SSG87 Price: 189 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (175 000 EUR without fees)

Beautifully styled hamlet property - full of character and style Perfect for a holiday home or permanent home.

EXCLUSIVE







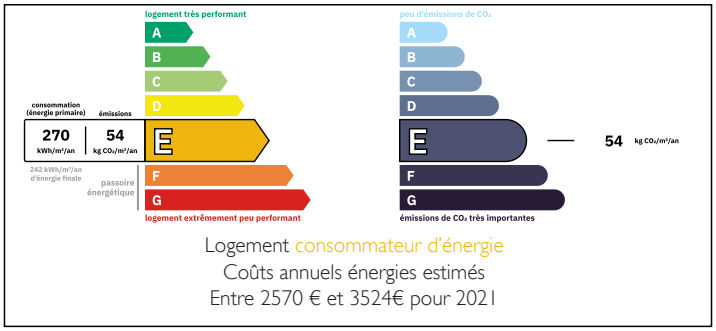








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2570 € et 3524€ pour 2021

INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	2371 m2

IN BRIEF

This beautiful hamlet property is truly turnkey—ready to be enjoyed immediately as either a comfortable primary residence or a delightful second home.

While the photographs offer a glimpse, they simply don't capture the full character and appeal of this home—it really must be seen in person to be fully appreciated.

The property opens into a welcoming entrance hall leading to a spacious, fully equipped, and stylish breakfasting kitchen (5.3m x 3.3m) with an in-built larder , complete with an attractive decorative fireplace. The generous living/dining room (4.2m x 7.8m) is both cosy and elegant, featuring tasteful décor and a wood-burning stove that creates a warm and inviting atmosphere.

Also on the ground floor is a beautifully designed

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.

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NOTES

DESCRIPTION

Upstairs, there are three spacious and tastefully decorated bedrooms. A modern, on-trend bathroom with Jack-and-Jill access serves both the master bedroom and the landing, offering convenience and style.

Master Bedroom - 5.2m x 3.5m
Second Bedroom - 3.7m x 2.9m
Third bedroom - 2.9m x 3.7m
Bathroom - 3.3m x 2.3m

To the rear, a door opens onto a lovely veranda with an outdoor seating area, leading to a fully fenced garden. Here, you'll find a generous gravelled dining space—perfect for entertaining—alongside mature planting, shrubs, and established fruit trees. The front garden is equally attractive, and the property also benefits from two additional parcels of land.

Additional features and recent improvements include:

* Updated electrical system with three-phase installation
* Large barn with a recently replaced roof (receipts available)
* Barn 1 - 8.9m x 3.5m
* Barn 2 - 9.1m x 4.6m
* Renovated flooring in the kitchen and upstairs areas
* Newly installed outdoor tap
* New chimney installation
* Oil-fired central heating system, serviced annually
* Double glazing throughout
* Electric hot water system
* Roof in good overall condition
* Septic system (fosse) compliant as of three years ago

This is a beautifully maintained and thoughtfully upgraded property, offering comfort, charm, and excellent outdoor space in a peaceful hamlet setting.