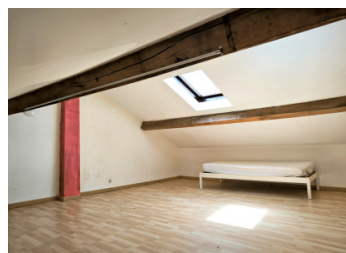
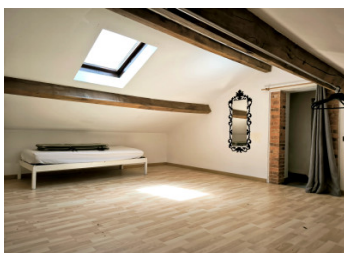


## Charming 2-Bedroom Holiday Home with Garden, Woodland and Workshop



## INFORMATION

Town:	Droux
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	690 m2



## IN BRIEF

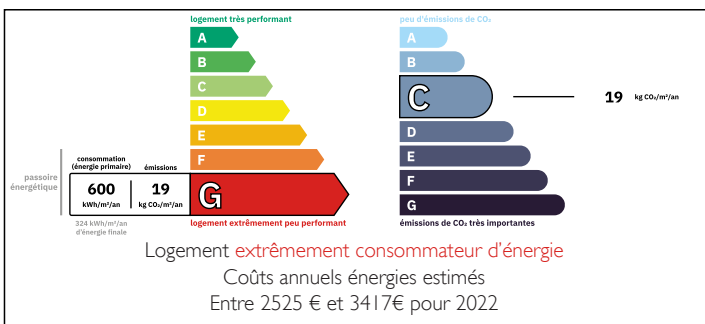
This charming two-bedroom property is an ideal lock-up-and-leave holiday home, offering character, practicality and a peaceful setting. The property benefits from two parcels of land, comprising a pretty garden with a well and a separate area of woodland.

The ground floor features a bright and welcoming fitted kitchen (16m<sup>2</sup>), a cosy living room with a wood-burning stove providing warmth and character (25m<sup>2</sup>), and a shower room (2.39m<sup>2</sup>).

Upstairs, there are two bedrooms, one benefiting from a Velux roof window (8.2m<sup>2</sup>) and the other from a double-glazed window (6.4m<sup>2</sup>). There is also a useful storage area.

At garden level, the basement offers excellent additional space, including a substantial workshop with double doors opening directly onto the 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

The property is double glazed throughout and is heated by a combination of a wood-burning stove and electric radiators.

Well maintained by the current owners, the property has benefited from a number of improvements, including:

Renewal of most of the electrical installation

Installation of an exterior light

Roof repairs carried out in 2023

Replacement of the kitchen floor approximately two years ago

Installation of the basement WC approximately two years ago

While the property would benefit from some cosmetic updating, it offers exciting potential, particularly within the basement where additional living accommodation could be created, subject to any necessary permissions.

Ideally located close to the historic towns of Bellac, Le Dorat and Magnac-Laval, the property enjoys easy access to a wide range of shops, restaurants and local amenities.

For travel connections, Limoges International Airport can be reached in less than 40 minutes by car.

A wonderful opportunity to acquire a characterful holiday home with garden, woodland and scope for further enhancement.

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

## NOTES