

A charming former coach inn, full of character and history, situated in the heart of a thriving village.



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	127 m ²
Plot Size:	159 m ²



IN BRIEF

This charming property, which was historically the former village coach inn, is situated in the heart of a thriving village.

It would make an ideal family home, retirement home whilst also being perfect for a lock-up-and-leave holiday property.

The ground floor comprises:

A practical hallway running through the house from the front door to the rear entrance.

A cosy and inviting living room with a wood-burning insert 24 m².

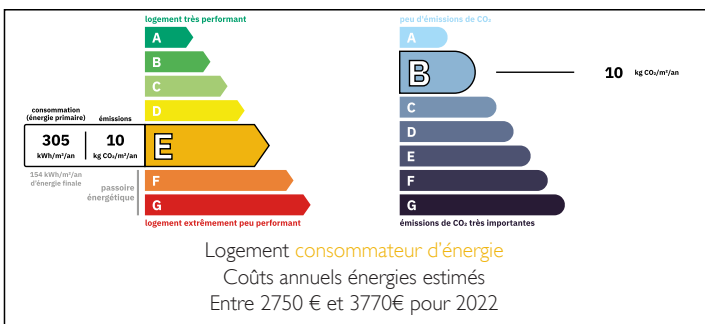
A bright, well-equipped kitchen with space for a dining table 8m².

An orangery overlooking the rear courtyard.

A spacious ground-floor bedroom with fitted wardrobes 10 m².

A shower room with an Italian-style walk-in shower

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.

A shower room with wc 2.7 m²



DESCRIPTION

The attic - 62 m²

The attic offers potential for conversion, subject to the necessary permissions. It features beautiful original wooden beams and already benefits from existing windows.

The basement - 54 m² approx

The basement consists of four separate rooms, including a wine cave and a workshop.

Outside

To the rear of the property is a small enclosed courtyard with mature trees, shrubs and plants, providing a pleasant outdoor space.

To the front of the property, there is free parking available.

The property benefits from mains drainage, double glazing throughout, and electric heating and hot water.

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

NOTES