LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45539DRO87 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

A pretty 3 bedroom single floor hamlet property with attached garden







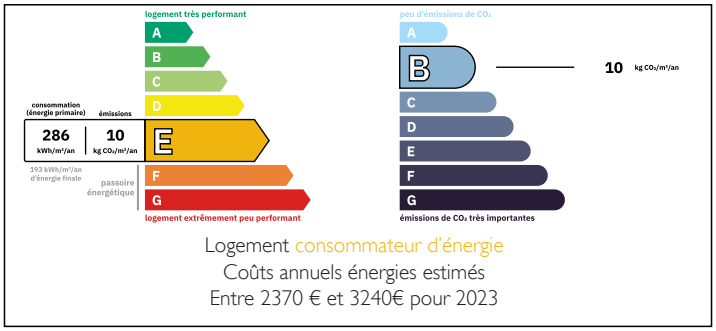








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2370 € et 3240€ pour 2023

INFORMATION

Town:	Saint-Martial-sur-Isop
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	6174 m2

IN BRIEF

Beautifully Presented 3-Bedroom Hamlet House with attached garden and additional land nearby
Tucked away within a charming hamlet setting, this beautifully presented three-bedroom home offers comfortable single-storey living surrounded by attractive, well-maintained gardens. The property comprises a fitted kitchen, a dining room, a spacious and welcoming salon, three well-proportioned bedrooms, and a family bathroom, all conveniently arranged on one level.

Outside, the delightful gardens which include fruit trees have been lovingly tended and provide an attractive space for relaxation, outdoor dining, and enjoying the peaceful surroundings. or indeed creating your own vegetable garden with maybe a few hens
Combining countryside charm with practical living accommodation, this delightful home is ideal as a permanent residence or holiday retreat.

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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LOCAL TAXES

Taxe foncière:	**230 EUR**

NOTES

DESCRIPTION

The property can be accessed via attractive pedestrian gates to the front, opening onto the beautifully maintained gardens, or alternatively through double gates at the lower end of the garden, providing vehicular access and off-road parking for several cars.

Entering the house, you are welcomed into the kitchen (3.6m x 4.0m), which features a range of fitted kitchen units and a pellet-burning stove, creating a warm and inviting heart to the home.

A small hallway leads through to the dining room (3.5m x 4.6m), a bright and spacious room with double doors opening directly onto the garden

From the dining room, doors lead to the three bedrooms:

Bedroom 1 – 4.3m x 3.6m, a generous double bedroom accessed via a useful wardrobe/storage area measuring 3.0m x 2.1m.
Bedroom 2 – 4.5m x 2.6m, a well-proportioned bedroom with space for a double bed.
Bedroom 3 – 2.4m x 2.8m, suitable as a single bedroom, nursery, or home office.

The family bathroom (2.9m x 2.2m) is fitted with a bath, separate shower, WC, and wash hand basin.

The property enjoys attractive, well-maintained gardens with fruit trees and a lovely terrace adjoining the house, providing the perfect space for outdoor dining and entertaining while enjoying delightful views across the garden.

A block of outbuildings, divided into two separate units, offers excellent storage space for logs, garden machinery, and outdoor equipment or even a small workshop Further down the garden, there is a small garden shed and a charming chalet (3.4m x 3.9m) with electricity connected.