

## Charming 4 bed French farmhouse with workshop annex, 1 bed gite and a pool in beautiful surroundings



## INFORMATION

Town:	Saint-Cyr
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	370 m <sup>2</sup>
Plot Size:	3654 m <sup>2</sup>

## IN BRIEF

Just a 20 minute drive from Limoges Airport, this beautiful property is nestled in a small hamlet in the south west corner of the Haute Vienne, close to the borders of the Dordogne and Charente.

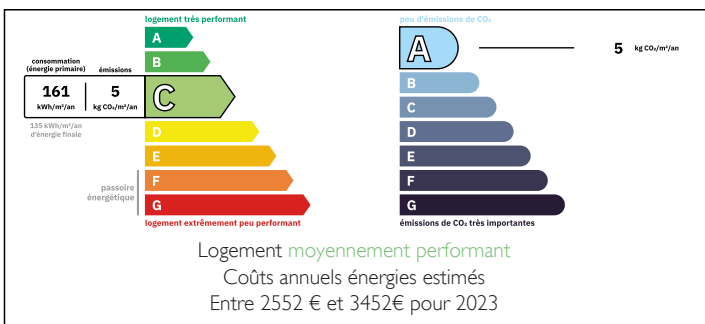
Originally a stone farmhouse with attached barn, the building has been sympathetically renovated to provide a mixture of contemporary and traditional accommodation comprising 4 bedrooms, 3 bathrooms, 2 large living rooms, and a huge converted attic space, suitable for a variety of uses.

The main house benefits from a new roof and insulation throughout with an energy rating of C.

At the opposite end of the private courtyard a new annex has been constructed, housing 2 double bedrooms, office, wet room and workshop.

To the rear of the farmhouse an outbuilding has

## 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 property offers a wonderful family home as well as outstanding flexibility to be occupied or let in its entirety, or configured as separate rental units comprising the main house, annex, and gite..

### GROUND FLOOR

On the ground floor of the main house is a spacious lounge (23m<sup>2</sup>) with wood-burning stove together with an ensuite double bedroom (16m<sup>2</sup>) and a large pantry/supplementary kitchen (16m<sup>2</sup>).

Attached to the main house is an impressive open plan living space with traditional kitchen, large dining area and lounge (49m<sup>2</sup>) which looks out onto the private terrace and covered seating area through full aspect glazed doors.

## LOCAL TAXES

**Taxe foncière: 2531 EUR**

### FIRST FLOOR

Upstairs there are a further 3 double bedrooms with built-in wardrobe space in each, 2 bathrooms (7m<sup>2</sup>) a dressing room/single bedroom (11m<sup>2</sup>) and small mezzanine office.

### ATTIC

On the second floor the old granary has been transformed into a large gymnasium and library (75m<sup>2</sup>) with dual aspect windows and under eaves storage.

### ANNEX

The annex building in the courtyard comprises 2 good size bedrooms (8m<sup>2</sup> + 9.5m<sup>2</sup>) office, modern wet room (4.6m<sup>2</sup>) and workshop adjoined. This building is flexible in its usage and could provide accommodation or studio spaces for multiple leisure activities.

### GÎTE

## NOTES