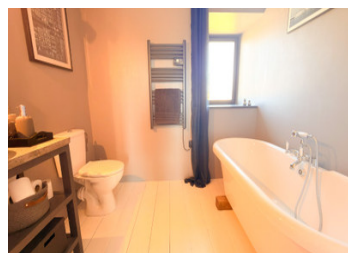
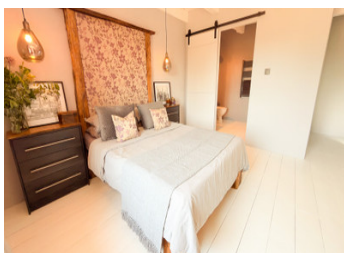


Stunningly renovated four bedroom barn conversion in idyllic setting with no near neighbours



## INFORMATION

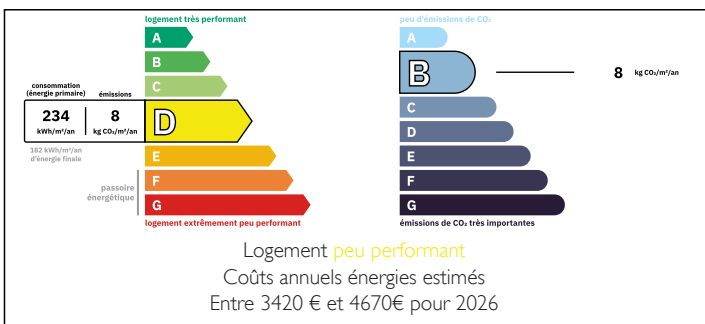
Town:	Flavignac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	200 m <sup>2</sup>
Plot Size:	2400 m <sup>2</sup>



## IN BRIEF

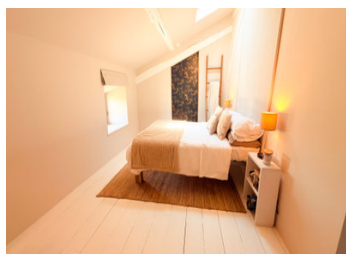
A very rare proposition - this old house and barn has been lovingly renovated to create stunning mix of modern and traditional features. Four bedrooms, two salons and a double height kitchen / dining room with a lovely garden. 150 metres from the nearest neighbour - a totally peaceful and idyllic setting.

## 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

Stone pillars lead you to a gravel driveway set in the heart of a lovely garden laid entirely to lawn. The old barn adjacent to the house has had the roof removed to create a quiet idyllic grassed courtyard area with countryside views to die for.

There are two entrances into the property - the large double height double doors lead you into the vaulted seventy square metre kitchen living room with huge imposing island and polished concrete worksurfaces. Modern but with a nod to tradition in the wooden beams.

Though the doors into a large salon with feature fireplace and wood burner which leads through into a good size snug ideal for autumn and winter evenings.

Two staircases lead to the first floor - the first to a level with a family bathroom, and three bedrooms, one of which is ensuite, all finished to the highest standard. The other staircase leads up to the fourth bedroom which could also be used as an office or studio.

It is rare to find something finished to this quality with these volumes in such an idyllic location. The little village of Sereilhac (with it's famous annual donkey festival) is only five minutes away and a short ten minute drive takes you to the town of Aixe sur Vienne with all the facilities you could need. The airport at Limoges is only fifteen minutes away or twenty minutes into the historic centre of Limoges itself.

Really not to be missed.

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Information about risks...

## NOTES