

Character countryside property, 4 bedrooms and attached 1 bedroom gîte! New roof!

EXCLUSIVE



INFORMATION

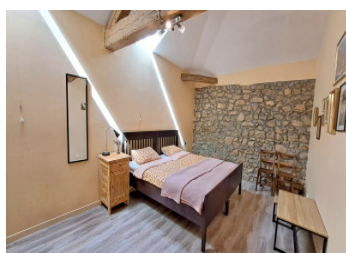
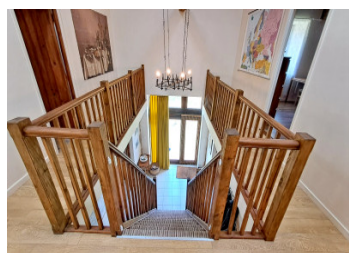
Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	221 m2
Plot Size:	3692 m2

IN BRIEF

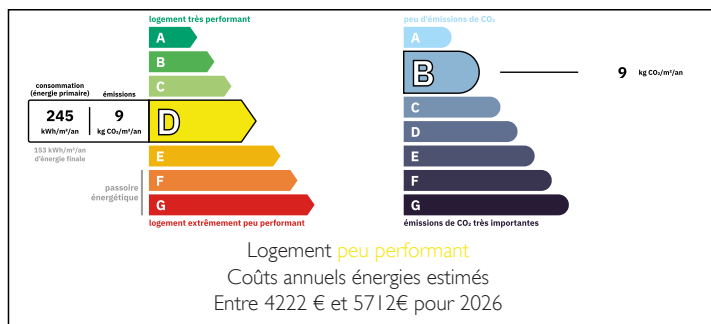
Spacious and well-presented property offering four bedrooms and three bathrooms, together with an attached one-bedroom, one-bathroom gîte, ideal for guests, extended family or holiday rental potential.

The main house features a large lounge and a separate kitchen/dining room, providing comfortable and versatile living space. Outside, the property sits within approximately 3,692 m² of gardens and grounds, including a garage, small barn and a pergola.

The property benefits from double glazing throughout and is presented in excellent condition, making it ready to move into with no immediate work required.



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

This attractive and well-maintained property offers spacious accommodation throughout, together with an attached one-bedroom gîte, extensive gardens and a range of useful outbuildings.

The main house is entered through a welcoming 15m² entrance hall which leads to the principal reception rooms. The generous 26m² lounge provides a comfortable living space and benefits from an adjoining 13m² storage room, offering excellent potential for a study, hobby room or additional accommodation, subject to any necessary permissions. A separate 5m² larder provides valuable storage space.

At the heart of the home is the impressive 41m² kitchen and dining room, featuring a log burner and ample space for family dining and entertaining.

On the first floor, the principal bedroom measures 18m² and benefits from a 3m² en-suite shower room. There are two further bedrooms of 5m² and 10m², together with a 4m² family shower room. The fourth bedroom is particularly spacious at 27m² and enjoys an 11m² en-suite bathroom.

The attached gîte provides excellent accommodation for guests, extended family or potential rental income. It comprises a 16m² lounge, a 12m² kitchen/dining room, a 9m² bedroom and a 4m² shower room.

Outside, the property sits within approximately 3,692m² of gardens and grounds, offering plenty of space to enjoy the surrounding countryside. A pergola with Velux windows creates an attractive covered outdoor seating area, while the established gardens include a vegetable patch and two water butts.

Additional outbuildings include a 17m² barn and a separate 35m² garage, together with off-road parking for up to four vehicles.

LOCAL TAXES

Taxe foncière:	611 EUR
Taxe habitation:	1163 EUR

NOTES