

Pretty 1 bed house with large attached barn, ideal for extending in to, with large garden in a quiet hamlet



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Saint-Martin-l'Ars |
| Department: | Vienne             |
| Bed:        | 1                  |
| Bath:       | 1                  |
| Floor:      | 47 m2              |
| Plot Size:  | 5138 m2            |

## IN BRIEF

A rare find, this detached property is full of potential. The 1 bedroom house occupies one side of the main stone building and is a superb little pied à terre for 1 or 2 people. The real magic is the large attached barn offering the ideal opportunity to extend the living space to meet your needs and create a superb country house in an idyllic location ideal as a family home, holiday cottage or rental property.

Surrounded by beautiful gardens with a well, outbuildings and views of the neighbouring farmland this house is located in a peaceful hamlet with only 2 nearby neighbours.



## ENERGY - DPE

DPE not required.

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

Currently used as a holiday home this delightful property consists of a 1 bedroom, unheated, house, attached large barn, smaller outbuilding and metal open fronted hangar all located on a superb sized plot of land/garden. At the front of the house is a kitchen/dining room with traditional tomettes tiles. This leads to a nice sized bedroom with double glazed window over the garden and at the rear a bathroom with bath, sink and wc.

The barn attached to the house is an immense space of around 152m<sup>2</sup> that is perfect for storage, parking vehicles but could also be developed (subject to permissions) to extend the existing house and create a superb country home to your own taste.

The gardens surround the property, there are fig and walnut trees, a well and also a large metal hangar, open on one side.

This property is on mains water and electricity, the septic tank will not conform.

Located in a pretty hamlet surrounded by open countryside this lovely property is full of potential but equally ready to be lived in immediately.

The villages of Saint Martin L'Ars and Mauprévoir are both only around 8 minutes drive away with their local shop, pharmacy, doctors and bars/restaurants.

Well worth a look.

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

## LOCAL TAXES

**Taxe foncière: 153 EUR**

## NOTES