

Beautifully renovated detached 3 bedroom house, central hamlet location with additional 3 storey building.

EXCLUSIVE



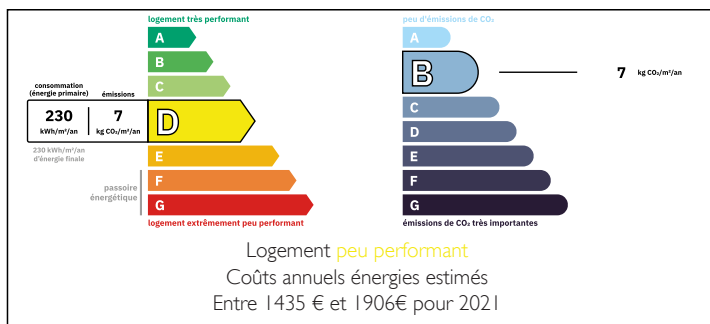
INFORMATION

Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	455 m2

IN BRIEF

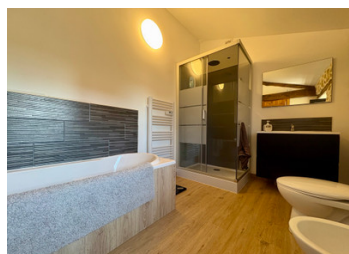
This beautifully presented three-bedroom, two-bathroom property has been fully renovated to an exceptional standard, creating a light, bright and stylish home with a thoughtfully designed layout. Modern finishes sit seamlessly alongside retained original features. Outside, the low-maintenance garden with its terrace provides an attractive space for outdoor dining and relaxation, completing this impressive turnkey home. An added extra with this property is a separate 3 storey building ideal for a home office, studio or workshop.

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

You arrive at the property to an elegant front terrace, ideal for enjoying your morning coffee, with steps that lead to the front door. You enter into an open lobby area with the KITCHEN/DINER to your right. 6.8m x 4.5m (30.6m²) A new fitted kitchen, integrated appliances and a wood fired stove. The LOUNGE 6.1m x 4.7m (28.6m²) has a central fireplace with a log burner. Original stone walls and wooden beams. A door leads out into the garden. A WC 1.3m x 1.3m is also on the ground floor. A handcrafted oak staircase leads to a bright landing with exposed beams and stone wall.

There are 3 bedrooms upstairs. All with exposed beams and stone walls.

BEDROOM 1 2.6m x 3.2m (8.32m²)

BEDROOM 2 4.5m x 3.3m (14.8m²)

BEDROOM 3 4.7m x 3.9m (18.3m²) with ensuite
SHOWER ROOM 1.7m x 1.5m.

A family BATHROOM 2.2m x 3.2m (7m²) with separate bath & large shower.

OUTSIDE

Garden - Low maintenance, lawned garden 225m². Enclosed.

Terrace - East facing decking area for alfresco dining.

Cave - Accessed from outside or a hatch in the kitchen. Log store & boiler room.

Workshop - separate to the main house. A 3 storey building with electric. 75m²

Allotment - A parcel of land is detached from the property 190m².

ADDITIONAL INFORMATION

Double glazed throughout (wood & upvc)

New sanitation system (Microstation) - conforming to current regulations

Wooden shutters

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

LOCAL TAXES

Taxe foncière: 495 EUR

NOTES