

Beautiful Traditional French Farmhouse situated in a quiet hamlet - turnkey property, ready to be enjoyed

EXCLUSIVE

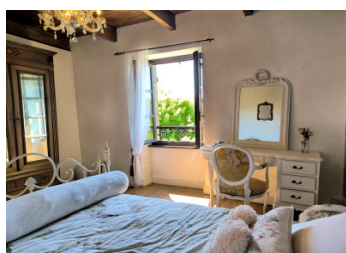


INFORMATION

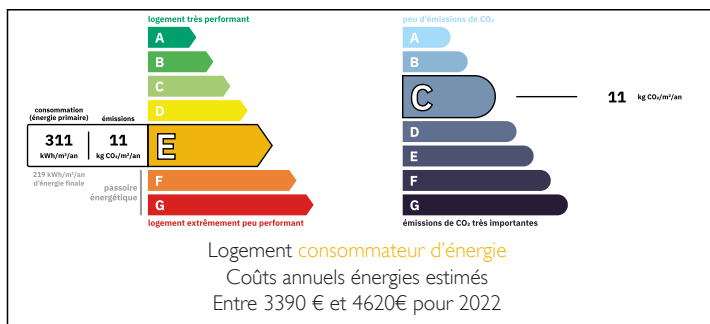
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	6146 m2

IN BRIEF

Beautifully presented traditional French farmhouse-style property in a peaceful hamlet, just 5 minutes from Bussière-Poitevine and 10 minutes from Le Dorat. This semi-detached home enjoys a private position with just one immediate neighbour and lovely views over the Limousin countryside. The property offers a traditional kitchen/diner and lounge, both with wood-burning stoves, a large utility room, cellar, downstairs shower room, 3 spacious bedrooms, shower room and an attic with potential for storage or conversion (subject to permission). Double glazed throughout, connected to mains drainage and with a roof appearing to be in good condition. Outside is a large mature garden, spacious patio, adjoining parcel of land, rear courtyard with traditional bread oven and a modern double garage. Close to the River Gartempe, offering excellent fishing and beautiful walks.

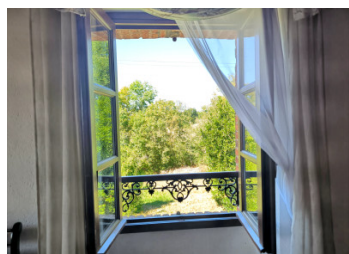


ENERGY - DPE



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 beautiful traditional French farmhouse-style property is situated in a quiet hamlet, just a 5-minute drive from the village of Bussière-Poitevine, where you will find a good range of local amenities including a well-stocked shop, butcher, bakery, bank, post office, restaurants, doctor and pharmacy. The larger town of Le Dorat is approximately 10 minutes away.

The property is semi-detached but enjoys a very private position. Situated on the edge of the hamlet, the house benefits from lovely views over the surrounding Limousin countryside and is also close to the River Gartempe, renowned for its excellent fishing and offering beautiful walks and opportunities to enjoy the surrounding nature.

The wooden front door opens into a welcoming entrance hallway, leading to the traditional kitchen/diner. This charming room has plenty of space for dining and features a wood-burning stove, creating a warm and inviting atmosphere.

From the kitchen, you enter a large back kitchen/utility room with ample cupboard space and room for additional appliances. This leads through to a useful cellar, ideal for storage, with access to the rear courtyard.

On the other side of the entrance hallway is the bright and comfortable lounge, which also benefits from a wood-burning stove, making it a cosy and relaxing room during the winter months.

The entrance hallway also provides access to the rear courtyard and a practical downstairs shower room with WC.

A beautiful wooden staircase leads to the first floor, where there are three large and tastefully decorated bedrooms. All three bedrooms benefit from...

NOTES