

A Charming Character Property with Outbuildings, Land and a Heated Pool

EXCLUSIVE



INFORMATION

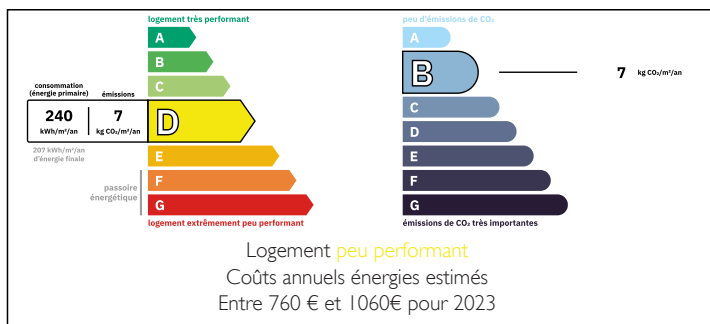
Town:	Saint-Martin-le-Mault
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	53 m2
Plot Size:	1004 m2

IN BRIEF

Charming character property featuring exposed beams and a cosy living room with a wood-burning stove. The accommodation comprises an entrance hall, living room, two bedrooms, a shower room, a kitchen and a separate WC. Outside, enjoy a covered terrace, an adjoining garden and a heated above-ground swimming pool included in the sale. The property also benefits from a garage, horse stables, a separate plot of land and an attic offering potential for conversion, subject to the necessary permissions. Connected to a septic tank system, this property offers character, outdoor living and exciting possibilities.



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

Step inside this charming character property, where traditional features and a cosy atmosphere create a home full of warmth and potential.

The entrance hall leads into a lovely, characterful living room, which forms the heart of the home. With its exposed beams and inviting fireplace, this is a wonderful space in which to relax and unwind. From here, the accommodation flows through to two bedrooms, a shower room and the kitchen. The kitchen provides access to a separate WC and opens onto a covered terrace, creating a lovely setting for outdoor dining and entertaining.

The adjoining garden is a real highlight, featuring an above-ground heated swimming pool, which is included in the sale and offers the perfect opportunity to enjoy the warmer months.

Above the main house, an attic offers exciting potential for further development, subject to obtaining the necessary permissions and approvals.

Adding to the property's appeal are a garage, horse stables and a separate plot of land, offering a variety of possibilities for those seeking space for hobbies, animals or outdoor pursuits.

The property benefits from a wood-burning stove, adding to its cosy character, and is connected to a septic tank system.

With its charming interior, outdoor entertaining space, heated swimming pool, useful outbuildings and additional land, this property offers a wonderful opportunity for those looking for a home with character, versatility and scope to make it their own.

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

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