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Ref: A48306MID87 Price: 60 600 EUR

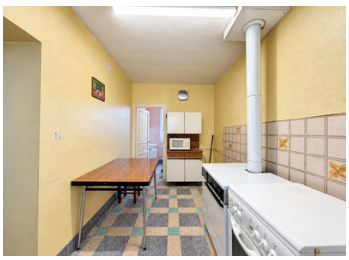
agency fees included: 6600 € TTC to be paid by the buyer (54 000 EUR without fees)

Charming Countryside Property with 7,838m of Land and Additional Potential















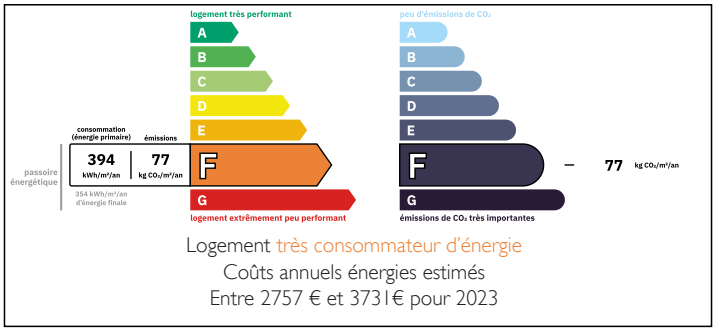
INFORMATION

Town:	Saint-Martin-le-Mault
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	96 m2
Plot Size:	7838 m2

IN BRIEF

Charming countryside property situated in a peaceful hamlet, with 7,838 m² of land. The house offers a kitchen, shower room, living/dining room and two bedrooms. Features include electric heating, a wood burner and double glazing to all but two windows. Outside, there is a garage, wood storage shed and a barn with parts of an old bread oven. Subject to planning permission, the barn could be converted into a small dwelling, workshop or hobby space. An ideal property for those seeking peace, outdoor space and potential.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2757 € et 3731€ pour 2023

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.

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NOTES

DESCRIPTION

Set in a peaceful hamlet, this charming property offers a wonderful opportunity to enjoy the tranquillity of the countryside, with generous land, useful outbuildings, and plenty of potential to make it your own.

The property benefits from double glazing throughout, with the exception of two windows, electric heating, and a wood-burning stove, creating a cosy atmosphere during the cooler months.

On entering the property, you are welcomed into the kitchen, which provides access to a shower room. Off the kitchen, there is a dining and living room, offering a comfortable space to relax and entertain. The accommodation also includes two bedrooms.

Outside, the property boasts an impressive 7,838m² of land, providing ample space for gardening, outdoor activities, keeping animals, or simply enjoying the surrounding countryside. There is also a garage and a separate wood storage shed, offering valuable additional storage space.

A particularly interesting feature is the barn, which offers exciting possibilities for future use. Subject to the necessary planning permissions, it could potentially be renovated to create a small additional dwelling, a workshop, or a dedicated hobbies space. The barn also retains parts of an old bread oven, adding a touch of character and a glimpse into the property's history.

Whether you are looking for a peaceful countryside retreat, a property with land, or a home with scope for further development, this charming property offers plenty of possibilities in a tranquil rural setting.

Information about risks to which this property is exposed is available on the Géorisques website :...