

Charming French Countryside Cottage with Enclosed Courtyard and Separate Garden

EXCLUSIVE



INFORMATION

Town:	Saint-Martin-le-Mault
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	44 m ²
Plot Size:	393 m ²

IN BRIEF

Charming countryside cottage in a peaceful hamlet, offering 44 m² of living space, two bedrooms, an enclosed courtyard and a separate garden with views. In need of updating, with no heating currently installed, this property offers an opportunity to create a personalised French holiday home. Includes an attached lean-to and attic, with further potential subject to permissions.



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

Nestled in a peaceful hamlet, this rustic French cottage offers an appealing opportunity to create a cosy countryside retreat in France. With approximately 44 m² of habitable space, two bedrooms and a total garden and courtyard area of around 393 m², the property is ideally suited to buyers looking for a holiday home, a first property in France or a renovation project with scope to add their own personal touch.

The accommodation comprises two bedrooms, a kitchen, a living room, two hallways, an internal passageway, a shower room, a separate WC and a useful storage room. Traditional stonework and rustic character details give the property a distinctly French countryside feel, while the existing layout provides a practical starting point for those wishing to personalise the interiors.

Outside, the property benefits from an enclosed courtyard, an attached lean-to and a separate garden with views, offering several areas to enjoy the surrounding peaceful setting. The outdoor space provides room for relaxing, gardening or creating an attractive spot for al fresco dining during the warmer months.

The property would benefit from updating, including the kitchen, and currently has no heating installed. This offers buyers the opportunity to plan improvements according to their own preferences and intended use.

Above the house, an attic provides additional storage space and may offer further possibilities, subject to planning requirements and the necessary permissions.

With on-street parking and a manageable amount of living space, this cottage could make an attractive lock-up-and-leave holiday home for those wishing to...

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