

## Three bedroom home with adjoining garden and garage

### EXCLUSIVE



## INFORMATION

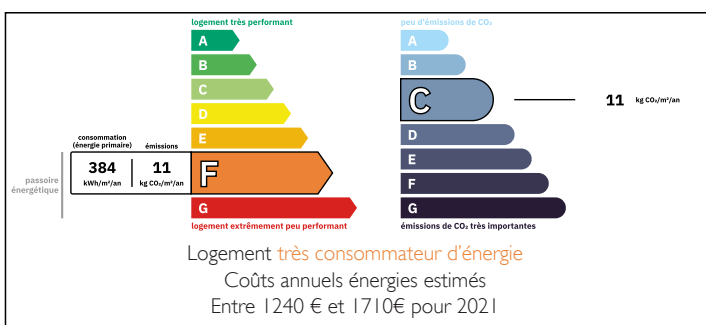
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	99 m2
Plot Size:	1 122 m2

## IN BRIEF

Lovely country house with character and south facing attached garden. Covered deck area for summer meals and a man cave (large garden shed) is included!

In quiet hamlet with south facing views, it is 5 minutes by car to the village of Bussière-Pointevine which has cafés and restaurants and only around 15 mins to the medieval town of Le Dorat which has supermarkets, banks, boutique shops and train connections across France.

## 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.



## LOCAL TAXES

Taxe foncière: 480 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Throughout the house double glazing has been installed which is top quality Planatherm filled with argon gas and accented with Georgian bars.

### Ground Floor

Entrance to the house brings you to the salon with a dominating feature fireplace. The tall windows allow the natural light to accent the woodwork giving a feeling of warmth and highlighting the true space available in the large central hub of the home.

The kitchen features custom made cabinets, plenty of storage with top and base unit cupboards, a stove to die for, and good view of the garden. Dine in the kitchen or take advantage of the covered alfresco dining area which overlooks the south facing gardens.

The ground floor also houses the main bathroom, an office area which opens onto the back garden and a separate WC

### First Floor

The original wooden staircase takes you to the upper level. All three bedrooms are of a really good size and the hardwood floors have been left on display in sympathy with the history of the building. For convenience there is a central upstairs washroom and WC.

Outside, as mentioned you have a covered area for dining which could be your summer kitchen with views over the established gardens. The garden is fenced and currently divided into three defined areas. The garden shed is located towards the bottom and is the perfect space for a man cave or perfect if you wanted to keep a few chickens down and away from the main house....