

Lovely detached 5 bed renovated home with barns, + 1 acre garden on the edge of a small hamlet

EXCLUSIVE



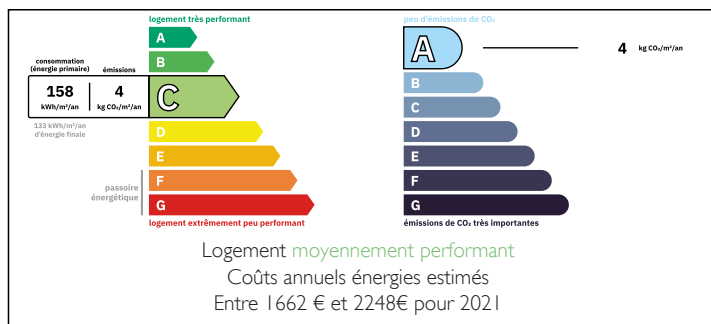
INFORMATION

Town:	Pageas
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	188 m2
Plot Size:	4569 m2

IN BRIEF

Escape to tranquility in this charming turn key property of 188m2 nestled within an idyllic hamlet of Pageas. Immerse yourself in the beauty of rural living while enjoying modern comforts and quality renovations. The ground floor offers a well-equipped kitchen, dining room, living room, office, separate toilet and laundry room. The upper floor features 5 bedrooms and 2 bathrooms. With regards to workspaces and storage, the property comes complete with an attached workshop of 15m2 and a generous barn of 115m2, perfect for hobbyists, storage, or creative endeavors. Additionally, a freestanding building with a new roof provides even more potential for your projects. With an energy rating C, this property is efficient to heat thanks to its pellet burner central heating. The 4569m2 garden is attached and enjoys an open view and privacy. The septic system was installed...

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: 358 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

UNDER OFFER - The 188m² house was tastefully renovated while keeping some of the original features. It offers:

On the ground floor:

- 17.7m² fully equipped kitchen
- 25.5m² dining room
- 24m² living room
- 8.6m² study
- 15m² laundry room
- Separate toilet

On the top floor:

- 1 master bedroom of 18.2 with ensuite of 3.4m²
- 4 bedrooms: 15.7, 9.1, 8.7 and 11.3m²
- 1 bathroom of 8.3m²

Attached to the house are:

- A workshop of 15m²
- A barn of 115m², which could be converted

Freestanding:

- Another barn with new roof

Other features:

- Septic system installed in 2012
- Double glazing throughout
- Pellet based central heating (energy rating C)
- Roof in excellent condition
- Parcel of 4569m² attached and with nice views over the French countryside
- Well
- Cellar
- Fiber optics internet connection

The property sits in a peaceful countryside environment with no busy road in the vicinity.

This property places you within 6 minutes of Chalus where you can find all essential amenities such as large grocery store, pharmacy, restaurants, doctors, vet, DIY shops etc. There is also a weekly market with local produce. The historic town center is well preserved and includes the ruins of two medieval