

Ref: A25139ED87 Price: 149 500 EUR

agency fees to be paid by the seller

UNDER OFFER Fabulous 5 bed stone house with attached garden next to ruined chateau



INFORMATION

Town: Maisonnais-sur-Tardoire

Department: Haute-Vienne

5 Bed:

2 Bath:

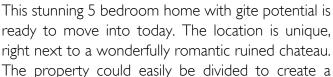
Floor: 224 m²

Plot Size: 933 m²









separate gite but is currently used as a very spacious holiday home, with professionally landscaped garden.



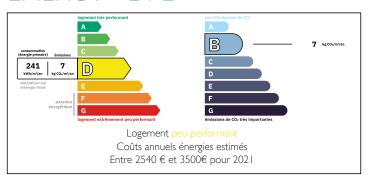


The village of Les Salles Lavauguyon with popular café is a 20 minute walk (under 2km) and the larger centre of St Mathieu is 7 minutes by car (under 7 km), with choice of restaurants, supermarket, shops, doctor, dentist, schools etc. Limoges airport is 50 mins by car (51 km) as is Angouleme with TGV train station.





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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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LOCAL TAXES

Taxe foncière: 576 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Starting on the left hand side of the house, you have the country-style kitchen with back door onto the rear garden.

The lounge/dinning room comes next, with doors front and back and feature log burning stove.

The a central hallway has the first of the bedrooms (at the front) and recently installed bathroom with Italian style shower and WC at the rear.

The 2nd bedroom come next, also with door onto the rear garden.

The next room is used as an occasional 3rd bedroom or office as this one leads onto the next section of the property so would be a walk through room, unless of course, you wanted to create a gite, in which case it could be easily closed off and made private. There are double doors onto the front of the house as this room used to be barn.

A 2nd lounge comes next with the lovely spiral staircase taking you up to s stunning principal bedroom and another fabulous bathroom with Italian shower and WC. Also accessed from the mezzanine landing is a further bedroom or office space, which does have a very low head height on entry.

Finally, back on the ground floor and at the right right had side of the house there is another room, which could easily become a second kitchen if needed.

The house is double glazed throughout and very well presented all through.

The heating is via the two log burning stoves and electric radiators.

There is parking...