

Beautiful 4/5 bedroom property in lovely rural setting with gorgeous garden and wonderful woodland.

EXCLUSIVE



INFORMATION

Town:	Saint-Georges-les-Landes
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	114 m2
Plot Size:	4567 m2

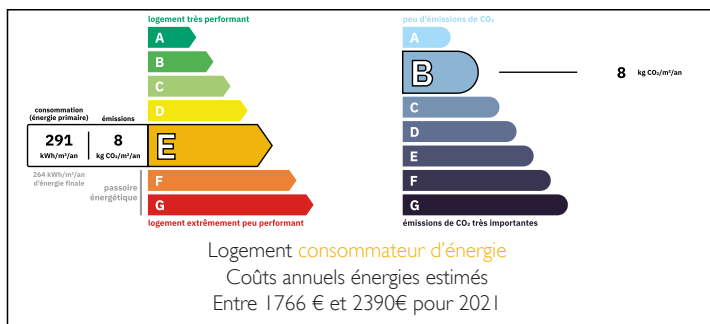
IN BRIEF

Down a little country lane located in a tiny hamlet, this charming property offers the perfect home for anyone looking for a peaceful location surrounded by beautiful countryside.

Ideally situated close to the pretty village of St George Les Landes and a short drive to St Sulpice Les Feuilles with shops, bars and restaurants

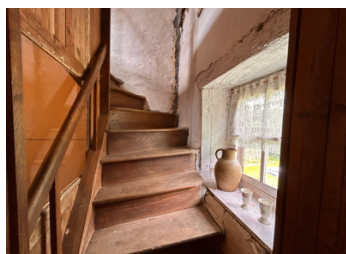


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

Ground floor

Enter the kitchen (approx 16 m²) through the front door. Fitted units, ceramic sink, tiled floor, radiator and exposed beams. There is currently a range cooker (available upon separate negotiation) perfectly nestled in the old fire surround. This room has a lovely cosy feel to it and has room for a table and chairs by the window, looking out to the front of the property.

To the back of the kitchen is a lobby area (approx 6 m²) with storage cupboard under the stairs leading to the first floor of the old part of the property and access to the garage/workshop.

From the lobby you access the wc (approx 1.2 m²) the laundry room (approx 4.5 m²), an area that would be an ideal boot (approx 6 m²) room has a radiator, the hot water boiler and a door to the back garden. This area has laminate flooring.

Through a sliding door you enter the sitting room/dining room (approx 38 m²), an elegant room filled with character and charm. There are exposed beams, a feature brick wall, a window and double doors to the front of the property, laminate flooring and a large fireplace with a woodburner that is a boiler stove and is used to heat the radiators.

The wooden staircase to the first floor is also in this room, leading up to a landing area currently used as a study (approx 12 m²) with exposed beams, carpet on...