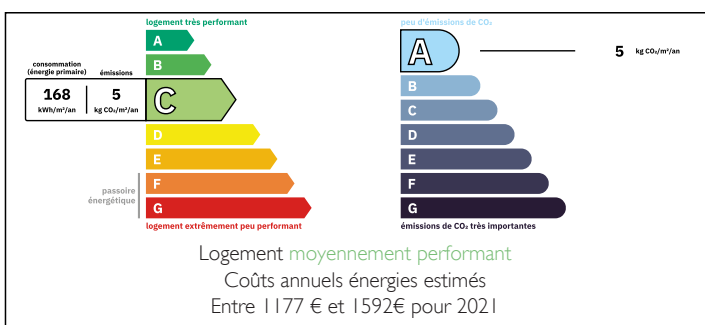


Great combination of character and modern comfort



ENERGY - DPE



INFORMATION

Town:	Saint-Martin-le-Mault
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	90 m2
Plot Size:	1562 m2

IN BRIEF

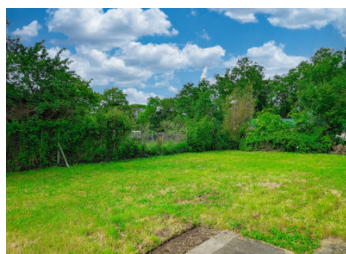
Welcome to this charming four bedroom, two bathroom home nestled in a serene and quiet location. As you step inside, you'll be greeted by exposed beams, feature stone walls, and ample natural sunshine flooding through the windows. The newly decorated interior boasts modern central heating, creating a cozy atmosphere all year round.

The south-facing garden is perfect for hosting gatherings or simply enjoying the outdoors in privacy. Whether you're looking to unwind after a long day or entertain guests, this house offers the perfect balance of tranquillity and functionality.

Located 5-7 minutes by car to Lussac-les-Églises which has cafes, bars, and a convenience store for your daily shopping needs

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: 160 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set in the tranquil hamlet of Montbon you will find this beautiful buttercup property which is perfect as a family home or holiday bolthole.

First impressions as you enter the house from the gated courtyard are of a wonderfully light bright entertaining area with south facing doors and windows that open onto the secluded patio area.

The feature fireplace forms a great snug for reading a book or gathering with friends and allows for separate entertaining or TV watching at the other end of the room. The open wood fireplace is nicely complemented by the aerothermal central heating system which makes even a dreary winter day nice and warm.

The generous sized kitchen hosts a six seating dining table or just walk through the doors into the established garden that wraps around the house.

A convenient downstairs bedroom is perfect for family or guests you also have a full downstairs bathroom which was recently renovated.

Upstairs there are three bedrooms and a second family bathroom.

The house has been sympathetically renovated and is packed with character details from exposed wooden beams to feature stone walls and tiled floors.

The outbuildings include a lock up garage suitable for a family car, a boiler room housing the central heating and an additional outbuilding of 8m2 which would be great storage or maybe a sleepout?

Parking is available in the private courtyard and if you have a large vehicle there is additional private parking for the caravan or mobile home.

Located 5-7 minutes by car to...