

**UNDER OFFER** Beautiful two bedroom house, with private parking, barn, terrace, and garden with magnificent views



## INFORMATION

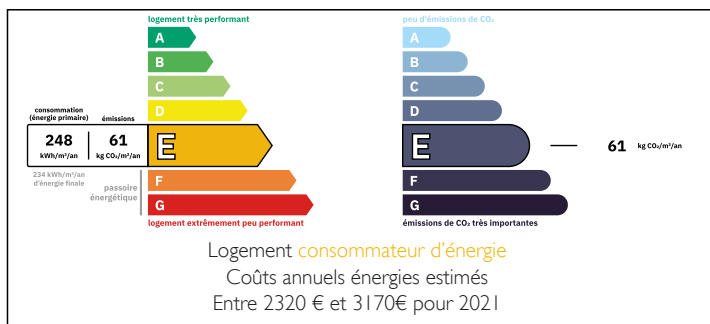
|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Julien-le-Petit |
| Department: | Haute-Vienne          |
| Bed:        | 2                     |
| Bath:       | 1                     |
| Floor:      | 78 m <sup>2</sup>     |
| Plot Size:  | 796 m <sup>2</sup>    |



## IN BRIEF

**UNDER OFFER** This immaculately finished house includes a fully fitted kitchen, beautiful large lounge/dining room, two bedrooms, and shower room. It has its own private driveway. It also benefits from a large barn with mezzanine, a terrace and garden with superb views over the surrounding countryside. Double glazed with gas central heating. Ideal as a permanent residence or holiday home. Easy walking distance to a bar/restaurant and just a few minutes drive to a spectacular river beach.

## 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.



## DESCRIPTION

The entrance to the house from the terrace leads into a lovely bright and airy, fully fitted modern kitchen (12m<sup>2</sup>) with space for a breakfast bar. There is a built in oven and hob.

A door to the left of the kitchen leads into one of the bedrooms (12m<sup>2</sup>).

To the right of the kitchen is a large lounge and dining room (34m<sup>2</sup>), which also has doors leading out to the terrace. A door at one end of the lounge leads into the other bedroom (12.5m<sup>2</sup>), and the other leads into the shower room, and there is a separate WC.

Outside there is a private driveway with parking for a number of vehicles. There is also a good sized terrace, with a built in BBQ and outside sink. The main garden is off the terrace, and both benefit from breathtaking views.

There is also a smaller garden area between the house and the barn. The barn provides lots of storage space for a garage, workshop and cellar.

The house is a short walk from a nice bar/restaurant and only a 10 minute drive to Peyrat Le Chateau with shops, market, restaurants and Cinema. Larger towns are 15/20 minutes away at Eymoutiers and St Leonard De Noblat.

A lovely river beach is a few minutes drive away, and the Lac De Vassiviere with beaches, water sports and bars/restaurants is around 20 minutes drive.

The house is located in one of the best areas in Europe for star gazing with little light pollution....

## LOCAL TAXES

Taxe habitation: EUR

## NOTES