

Renovated two bedroom character holiday retreat with private garden



INFORMATION

Town:	Saint-Martin-le-Mault
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	53 m2
Plot Size:	305 m2

IN BRIEF

This charming property boasts character and modern comforts. With private garden access, the residence features wood oak beams and has been fully renovated to offer a blend of traditional elegance and contemporary style. The clever use of space enhances the living areas creating a cozy retreat with pleasant surprises awaiting around every corner.

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



ENERGY - DPE

DPE not required.

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

This one is all dressed up and ready to go after a recent complete decore makeover and is very deceptive to the eye as it packs a lot of living in a very clever design.

Entering into the main entertaining room one is immediately struck by the blend of character and functionality. The stout oak beams are accentuated by the light bright ceiling. Behind the fireplace the original bread oven door speaks to the history of the building.

The newly installed kitchen enjoys the views of the garden and you have direct access so you can really make the most of the indoor/outdoor entertaining over the summer months.

Before you head upstairs a pleasant surprise awaits around the corner. Where the old bread oven had fallen into disrepair the owners created a wonderful little office space which is heated from the lounge area's fireplace. Brilliant for those who just need to stay on top of things while they are away from work.

Upstairs are two very good sized bedrooms. The first easily holds a large double bed with built in storage. The second bedroom is currently fitted out with two single beds and again as great space for storage.

The bathroom is clean, bright and has been modernised and the bedrooms and hallway have all had fresh carpet installed.

The garden is totally enclosed to keep your loved ones safe and established trees and hedges provide that all important privacy. The gem in the garden is the little shed which...

LOCAL TAXES

Taxe foncière: 245 EUR

Taxe habitation: EUR

NOTES