

A charming detached 4 bedroom hamlet house with attached garden and barn



## INFORMATION

Town:	Saint-Martial-sur-Isop
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	4325 m2

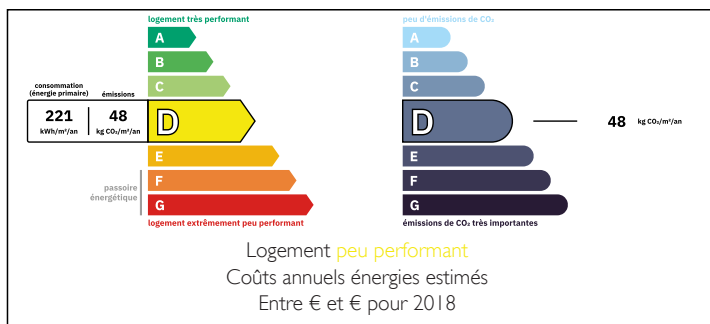


## IN BRIEF

Set in a beautiful hamlet this well presented 4 bedroom house - currently used as a bed and breakfast offers a tranquil life style with a large garden - perfect as a smallholding



## 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 foncière:** 322 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Enter the house at the front door

Large Hallway 5.6m x 2.1m

Door to left - kitchen with island - wood burning stove

Open plan to dining room 3.3m x 4.4m - door to garden terrace

Living room off the hallway - 4m x 4.3m - large full size cupboard with sliding doors 0.7m wide ( could be removed to gain extra living space)

From the hallway - Shower room 2.1m x 1.6m; Toilet

Boiler room 4.2m x 3.5m - houses the oil central heating boiler and fuel tank plus there is a connection for a heat air source pump that the owner does not use

Upstairs

4 x bedrooms - 4mx3m; 3.9m x 3.9m; 4mx 3.9m; 4mx 3.9m and an office that could be a 5th bedroom as required 3.5m x 2.6m

Bathroom and separate toilet

Large open hallway at top of the stairs

Outside - a wonderful covered terrace - ideal for those sunny days

Attached garden / land currently used for grazing for the owners horse

Large barn 10.4m x 8.9m

Well

The house has

Double glazing

Oil central heating

Fosse septique

The owners informs me that a piece of land of 1.5ha is available to but for circe 2k euro if additional grazing is required - this is not attached biut in St Martial sur Isop