

Wonderful detached country home with large garden and garage in cute hamlet

EXCLUSIVE



INFORMATION

Town:	Arnac-la-Poste
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	169 m2
Plot Size:	4157 m2

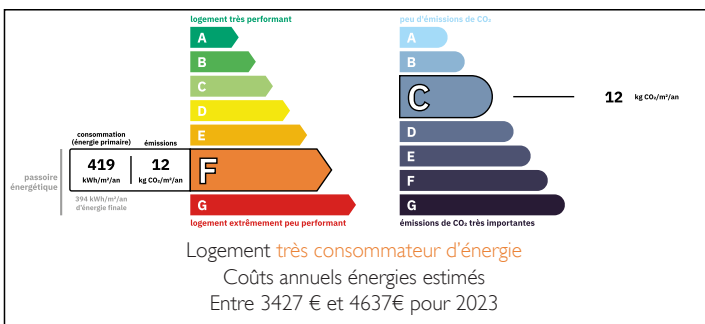
IN BRIEF

Welcome to this charming character house near the picturesque village of Arnac-La-Poste. This 4 bedroom, 2 bathroom home boasts beautiful wood floors and stunning feature fireplaces, adding a touch of elegance to each room. The house is in good condition and on mains drains.

Located just 3km from the local shops, convenience is at your fingertips while still enjoying a peaceful setting surrounded by nature. The large garden and orchard provide ample space for outdoor activities and relaxation, while the summer outdoor kitchen allows for al fresco dining all season long.

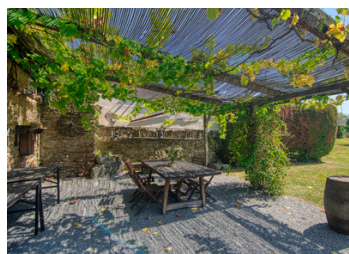
With tasteful decoration throughout, this home exudes warmth and comfort. Don't miss out on the opportunity to make this enchanting property your own retreat in the heart of France's countryside. Contact us today to schedule a showing!

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

Step into a world of charm and comfort in this character home, where history meets modern convenience creating the ideal retreat for families or those seeking a holiday escape.

Boasting stunning exposed stone walls and feature fireplaces, this property oozes character and warmth. Enjoy the benefits of modern living with mains sewage and high-speed internet, while the woodfired central heating ensures cozy nights in. A well-maintained roof adds peace of mind, making this home an ideal blend of timeless charm and practical functionality.

Ground Floor:

Enter into a warm foyer featuring an original stone sink that sets the tone for this unique home. The inviting snug, complete with a cozy fireplace, leads seamlessly to a tranquil patio area—perfect for relaxing evenings.

The expansive kitchen and dining room bathe in natural light, offering stunning views of the lush garden—a delightful setting for family meals.

The grand salon boasts a central fireplace and triple aspect light, accentuated by elegant natural wood floors and a warm, period colour palette. A convenient guest WC rounds off this level.

Second Floor:

This level is thoughtfully divided into two wings. The left side features two spacious bedrooms adorned with cornicing, high ceilings, and serene colour schemes, serviced by a luxurious bathroom complete with a shower and classic clawfoot bath.

The right side offers another two generously sized bedrooms, each tastefully decorated and sharing a second full bathroom.

Attic & Additional Features:

The attic, with its well-maintained roof and charming