

Lovely 3 bedroom stone house with nice private garden, in the beautiful Millevache nature park.

EXCLUSIVE



## INFORMATION

Town:	Saint-Amand-le-Petit
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	1220 m2

## IN BRIEF

This beautiful stone house is situated between Peyrat Le Château and Eymoutiers in a peaceful location.

It has 4 levels, on the first level there are two reception rooms and a bathroom.

Level 2 (which also has external access), has a lounge, a hallway and a large kitchen with room for a dining table, and a woodburner.

Stairs from this level lead up to Level 3, which has an office, a bedroom and a small room currently used for storage (has been used as child's bedroom).

Further stairs (with restricted height) lead up to Level 4, which has two bedrooms.

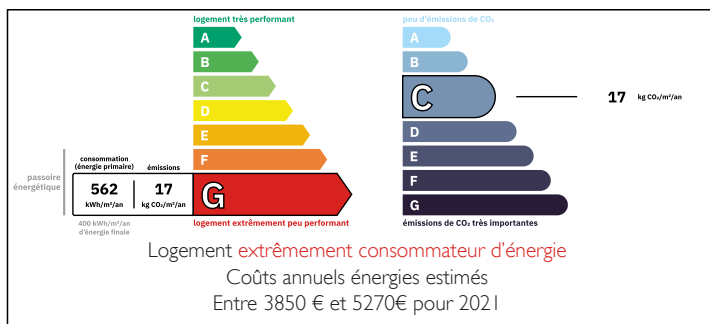
The external door from Level 1 leads onto a beautiful terrace and a good sized mature garden with lawn and woodland.

There is parking for two or three cars at the rear of the house.

There is also a barn attached to the house which...

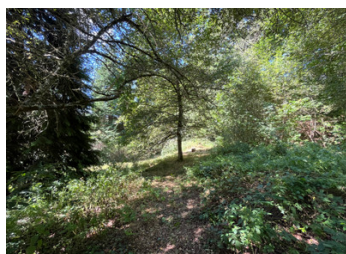


## ENERGY - DPE



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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

The main door to the house leads into the hallway (9m<sup>2</sup>) on Level 2.

To the right of the hallway is a nice bright lounge (16m<sup>2</sup>) whilst to the left is the kitchen/dining room (17m<sup>2</sup>) with woodburner.

Stairs lead down to Level 1, into a sitting room (18m<sup>2</sup>) which has a door leading onto the back terrace. To the left of this room is a nice large lounge (20m<sup>2</sup>) with lovely views from the windows. To the right of the sitting room is the bathroom with shower and WC.

The stairs from the hallway on Level 2 also lead up to Level 3, which has an office (10m<sup>2</sup>), a small bedroom (6.5m<sup>2</sup> - floorspace at floor level 20m<sup>2</sup>), and a small storage room which has previously been used as a child's bedroom.

Further stairs lead up to two other bedrooms (13m<sup>2</sup> and 9m<sup>2</sup>).

Externally there is a terrace, a nice private garden, parking space for 3 cars.

Attached to the house is a barn which requires renovation.

The house is only a 10 minute drive to the market town of Eymoutiers with shops, supermarket, cinema and restaurants. It is a similar distance to Peyrat Le Chateau which has a small leisure lake with beach, and cafe's, restaurants and micro brewery.

The magnificent Lac De Vassiviere with beaches, water sports and bars/restaurants is around a 15 minutes drive away.

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