

A deceptively large 4 bedroom hamlet house with attached large garden

EXCLUSIVE



INFORMATION

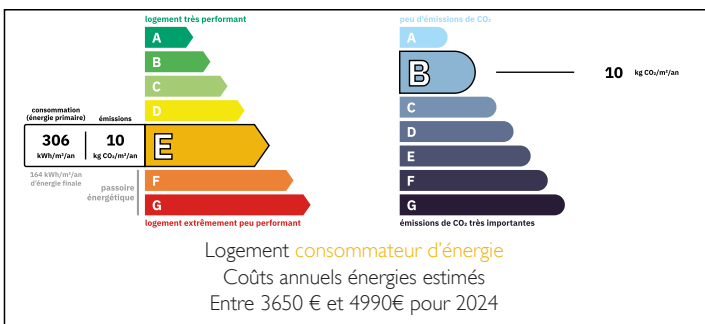
Town:	Saint-Martial-sur-Isop
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	175 m ²
Plot Size:	8200 m ²



IN BRIEF

Situated in a quiet hamlet this lovely hamlet house is amazingly large inside although from the outside it looks quite small - 4 bedrooms - 3 of which are on the ground floor - 2 x shower rooms - most of the renovation work took place in 2016

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

From the front door
Into a kitchen 4.3m x 4.9m - wood burning stove
Door into hallway - dining room 3.6m x 4.6m
Door to large living room 7.6m x 4.1m - vaulted ceiling with roof windows
Doors from living room into 2 x bedrooms - 5.4m x 4.1m and 6.1m x 3.7m
Door from living room to bathroom 4.1m x 2.7m
In the hallway you have another toilet and utility room 2.6m x 1.5m
Bedroom 3 4.2m x 3.7m
Shower room 1.3m x 2.2m
Stairs to first floor where you will find the 4th bedroom 5.7m x 5.2m

Outside you have a wonderful large garden with many fruit trees

A large hanger of 8.4m x 12.6m to park your cars

New fosse septique in 2016
Wood burning stove and electric radiators
Double glazing

The airports of Limoges and poitiers are approx one hour away

The nearest large town is Bellac at 21km or 20 minutes

The area is great for walking and cycling - there are many lakes and of course rivers in the area which are great for fishing

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **768 EUR**

Taxe habitation: **EUR**

NOTES