

Absolutely stunning 6/7 bedroom stone house in quiet cul de sac with beautiful grounds, workshop and car port



## INFORMATION

Town:	Bujaleuf
Department:	Haute-Vienne
Bed:	7
Bath:	2
Floor:	335 m2
Plot Size:	12748 m2



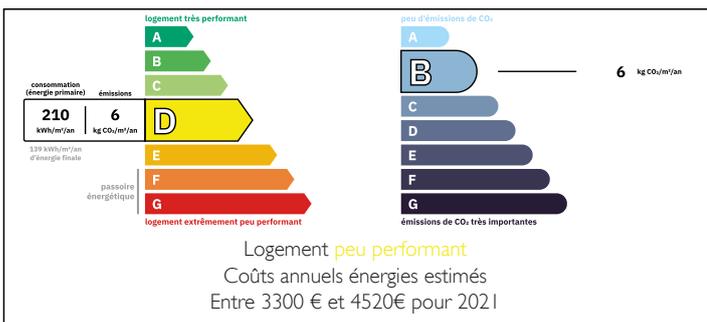
## IN BRIEF

Sitting in over 1.25 hectares of land (part of which could be ideal for the installation of a swimming pool) is this beautiful 6/7 bedroom stone house with dining room, two living rooms, hallway, office, fully fitted kitchen, utility room and workshop/garage. The house has a wonderful 'feel', with wooden or tiled floors, wooden beams, beautiful fireplaces, stone walls, quality finishing, jacuzzi baths and excellent decor.

One of the upstairs rooms is very large, and could be used as a bedroom or games room, or indeed the property is large enough to create a separate gite if preferred.

There is a beautiful attractive garden to the front of the house, and to the rear is a lovely spacious terrace, plus a separate BBQ area near a small cellar. The rear of the house has magnificent views over the land belonging...

## 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

The main entrance to the house, from the beautiful garden to the front, leads into a large hallway (20m<sup>2</sup>). To the left of this there is a dining room/area (14m<sup>2</sup>), and a living room (34m<sup>2</sup>) with woodburner in a stone fireplace. There are patio doors from this room leading to both the front garden and the rear terrace/garden.

A doorway from the dining room leads into the separate kitchen (10m<sup>2</sup>) with fitted units and integral oven and hob.

To the right of the hallway is a doorway which leads into the utility room (15m<sup>2</sup>) which has a door leading onto the rear terrace.

The room to the right of the hallway is an absolutely fabulous lounge/living room (35m<sup>2</sup>), again with its own fireplace/woodburner and doors leading to the rear terrace. Further doorways to the right of this lounge lead into a bedroom (24m<sup>2</sup>) and a bathroom (11m<sup>2</sup>) which is beautifully fitted with jacuzzi bath and washbasin.

The stairs to the rear of the hallway lead up to a landing area, off which there is an office (20m<sup>2</sup>), four bedrooms (16m<sup>2</sup>, 15m<sup>2</sup>, 13m<sup>2</sup> and 13.5m<sup>2</sup>), and a bathroom.

A doorway from the landing then leads into an incredible room (75m<sup>2</sup>) which would be ideal for a snooker, games room or cinema.

The house has double glazed windows throughout and has two new heat pumps each 14KW.

The house is a few minutes drive to a nice bar/restaurant and only a 10 minute drive to Peyrat Le Chateau with shops, market, restaurants...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES