

A wonderful 2 bedroom, 2 bathroom hamlet house with attached pretty garden and workshop



EXCLUSIVE

## INFORMATION

Town:	Saint-Martial-sur-Isop
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	1421 m2

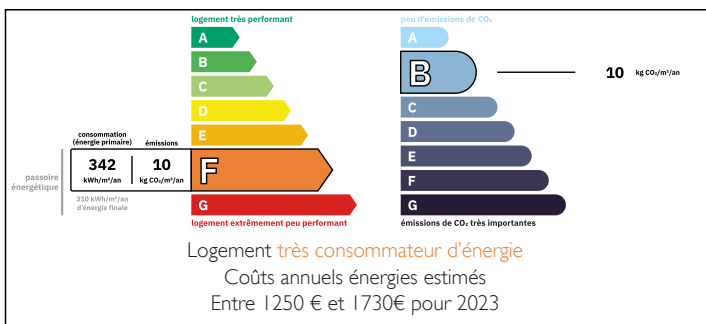


## IN BRIEF

Formerly the Clog makers cottage - this pretty property has bags of history - the house provides on the ground floor living room, kitchen / diner; shower room toilet & utility - Upstairs are 2 bedrooms and a bathroom

Attached garden with fruit trees - a detached workshop which used to be where the shoes / clogs were made - original sign on the workshop wall

## 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.



## DESCRIPTION

Enter the house into the salon 4.5m x 4m - wood burning stove

Door to kitchen / dining room 6.1m x 4m with wood burning stove - door to garden

Utility room 2.3m x 1.4m with a shower room at the end 1.5m x 1.8m

Stairs to first floor from kitchen

Bedroom 1 - 3m x 5.8m

Bedroom 2 - 3.9m x 3.1m

Bathroom 2.6m x 3.2m

Outside there is a double gate to allow off street parking

A large workshop which used to be where the shoemaker Jean Matthieu made the Clogs - a wood store

The garden is full of fruit trees and mature shrubs

Heating - wood burning stove

Windows - single glazed

Mains Drains

The owners tell me that the roof was renewed in 2005

The house is situated in a quiet hamlet but is only 17km or 15 minutes from the town of Bellac where you will find supermarkets, bars restaurants, etc etc

The airport at Limoges is 46km - 44 minutes drive

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

## LOCAL TAXES

**Taxe foncière: 248 EUR**

## NOTES