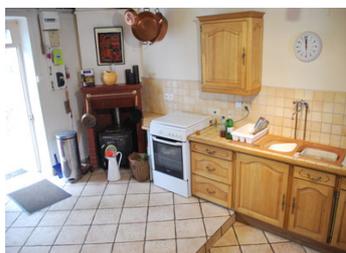


A wonderful 2 bedroom, 2 bathroom hamlet house with attached pretty garden and workshop

EXCLUSIVE



## INFORMATION

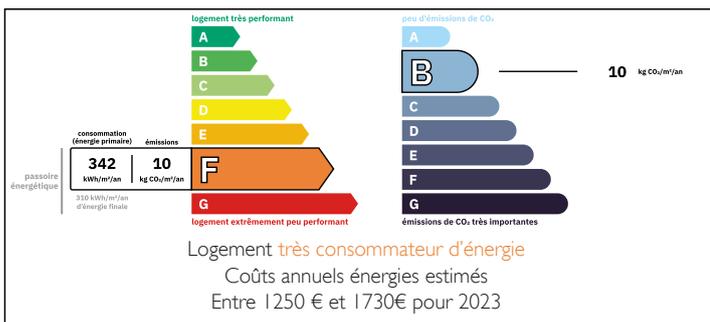
Town:	Saint-Martial-sur-Isop
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	80 m <sup>2</sup>
Plot Size:	1421 m <sup>2</sup>

## 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



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

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

Taxe habitation: EUR

## NOTES