

This large property offers a 2/3 bedroomed house plus an attached 1 bedroomed Gite, plus a large conservatory



## INFORMATION

Town:	Pensol
Department:	Haute-Vienne
Bed:	3
Bath:	4
Floor:	300.36 m2
Plot Size:	3646 m2



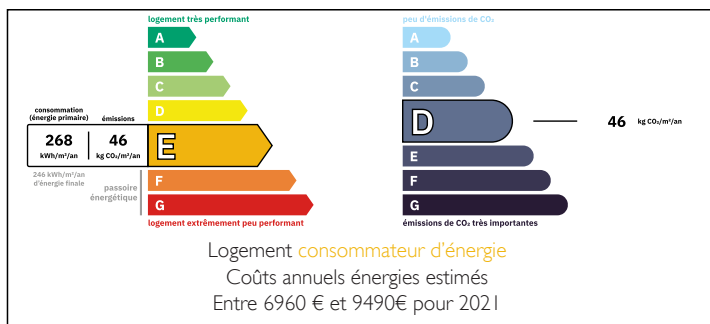
## IN BRIEF

Nestled in the beautiful region of Haute-Vienne, Pensol is a charming and tranquil village that offers the perfect blend of serene countryside living with easy access to modern conveniences. Surrounded by lush greenery, rolling hills, and picturesque woodlands, Pensol is ideal for those seeking a peaceful retreat in the heart of rural France.

It offers a slower pace of life while still being conveniently situated just a short drive away from larger towns such as Châlus and Saint-Mathieu, where you can find shops, restaurants, and other amenities.

Pensol's location in the Perigord-Limousin Regional Natural Park makes it a haven for nature lovers, with plenty of long walks, cycling, fishing, and bird-watching right at your doorstep.

## 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

You enter the property into a welcoming dining room (25m<sup>2</sup>). To the left is the gîte, and to the right is the main house. Upstairs, there is a mezzanine bedroom, which leads through to another bedroom or storage room built into the eaves. Below the mezzanine, you will find a bathroom with a WC, bath, double sinks, and a urinal.

In the main house, a 12m<sup>2</sup> study leads into an open kitchen (17.9m<sup>2</sup>) and living room. To the left, there is a shower room with a shower, sink, and plumbing for a washing machine. The spacious living room (31.5m<sup>2</sup>) features a log-burning stove. Above the living room is another mezzanine bedroom with an ensuite bathroom, complete with a shower, WC, and sink.

The gîte offers a large living room (37m<sup>2</sup>), also with a log-burning stove and underfloor electric heating. It includes a well-equipped kitchen and a downstairs bathroom. Upstairs, there is one bedroom with a WC and sink in the corner.

Attached to the house is a delightful conservatory with a summer kitchen, ideal for use as a yoga studio or hobby room. It includes a log-burning stove and double-glazed windows.

Behind the house, there is an open garage/wood store with a storage room above. This space comfortably accommodates two cars and is equipped with electricity and water.

The property features two additional storage rooms: one can be used as a wine cellar, while the other houses the oil-fueled central heating boiler. The oil tank is tucked away in...

## LOCAL TAXES

**Taxe foncière:** 1195 EUR

**Taxe habitation:** EUR

## NOTES