

Delightful cottage just outside the pretty village of Mailhac Sur Benaize, full of character and charm



## INFORMATION

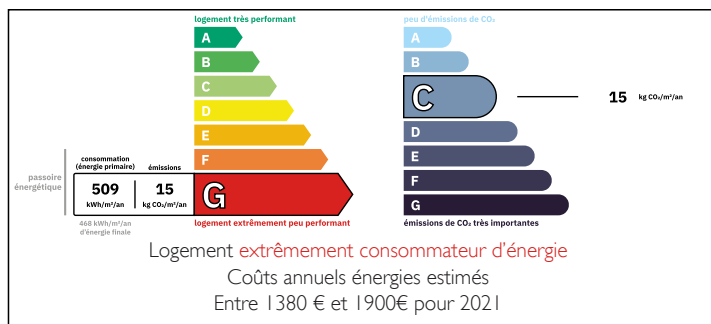
Town:	Mailhac-sur-Benaize
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	100 m2

## IN BRIEF

This lovely one bedroom house is just outside the village of Mailhac sur Benaize and is only a short distance from the bustling village of St Sulpice Les Feuilles with all the local amenities. The property is so cosy, cute and comfy that you are certain to fall in love with it the minute you walk through the door.



## 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.



## LOCAL TAXES

Taxe foncière: 261 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Enter the gates onto the large driveway with plenty of space for parking, there is also a large storage shed.

The pretty front garden has lots of mature trees and shrubs and leads to the front door of the gorgeous property.

Straight into the cosy country cottage kitchen (approx 16.5m<sup>2</sup>) with its beautiful beams, tiled floor, pretty units, electric cooker and a woodburning range cooker for cosy winter evenings in. There is room for a table and chairs for at least four. Window to front of the property.

To the back of the property is a laundry room with a basin and plumbing for washing machine and the electric hot water tank. There is also the shower room and a separate wc.

The Steps up from the kitchen lead into the spacious living room (approx 22 m<sup>2</sup>) with woodburner, exposed beams, tiled floor, storage cupboard and window to the front of the property. Again, this is a lovely inviting room that is the perfect place to sit and relax after a day of long country walks.

There are two staircases one to access the bedroom and the other to access an attic space that could also be developed into another bedroom (subject to relevant planning permissions).

Bedroom (approx 16.5m<sup>2</sup>) this delightful double room has exposed beams, wooden floorboards and a window to the front of the property.

Outside space.

From the laundry room there is access to a pretty courtyard area, with beautiful...