

A lovely one bedroom stone hamlet cottage, with a one bedroom annexe, barn and wonderful open views.

EXCLUSIVE



INFORMATION

Town:	Folles
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	110 m2
Plot Size:	1366 m2

IN BRIEF

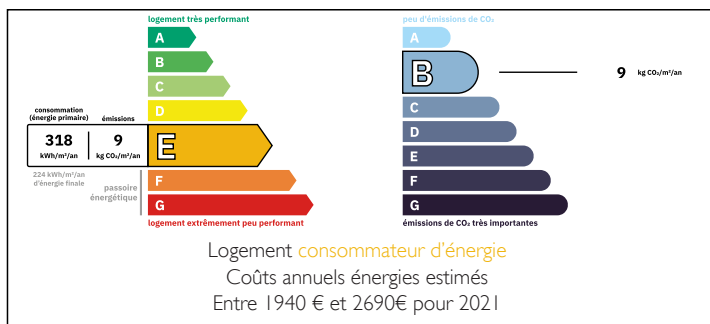
Nestled in a quiet hamlet, this delightful property offers the perfect blend of tranquillity and convenience, just a short drive from a village with some amenities. Located only 30 minutes from Limoges, which features a bustling airport, this home provides easy access to both local comforts and broader travel opportunities.

Having been restored throughout, this is now a very comfortable homely property, with character and charm.

Outside, the established garden, creates a serene outdoor space. The side and front gardens offer plenty of room for gardening enthusiasts or those who appreciate a lush, green backdrop. A decked terrace, perfect for hosting friends or peaceful afternoons.

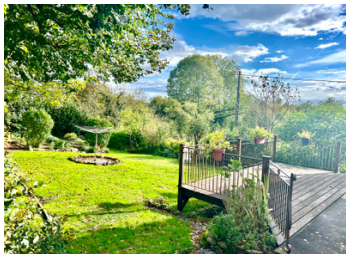


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

The property is made up of the following:

Lounge with exposed stone walls, built in cupboard, tiled flooring, fire place and wood burner fire, beams, 26m².

Kitchen of 13.44m², with wall and floor cabinets, tiled flooring and walls, and stairs up to the first floor.

Landing area of 7.6m².

Spacious bedroom, 23.58m², with beamed ceiling, wooden floor, and electric radiator.

Family shower room, 7.41m², with tiled floor, shower cubicle, WC, and sink.

Attached barn with workshop and garage, and a second floor with ladder access, 40m². Connecting door through to the annexe, salon with corner kitchen, 21m², bedroom 15.48m², bathroom with bath, over head shower, and sink unit, 3.92m². Separate WC.

To the front of the property is a double entrance driveway, and a raised side terrace looking over the garden.

There is a second outbuilding, for garden storage and the property has a small cellar room, used as a wood store.

The property has double glazing windows, has some internal insulated walls, wood and electric heating and a fully functioning septic tank drainage system. A viewing is highly recommended.

For more information, please contact me.

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