

Quiet location, stunning views and the hard work completed

EXCLUSIVE



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	142 m2
Plot Size:	6289 m2

IN BRIEF

This delightful residence is a renovators dream with the initial work already done, ready for you to put your own personal stamp on it.

The property includes a solid roof, efficient fosse/sewage system, town water supply, updated electrics and double glazing. Most thoughtfully the downstairs bathroom has already been completed allowing you a certain level of comfort while you work your genius.

Inside you will be welcomed by the house's beautiful period features. With potential for expansion, this property offers endless opportunities for customization.

The breathtaking panoramic valley views from the property are simply stunning and with the Gatehouse entry your privacy is assured.

ENERGY - DPE

DPE not required.

Don't let this rare chance slip away to own a piece

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

Discover Your Dream Home near Val-d'Oire-et-Gartempe!

Drive into your private paradise through the enchanting Stone Gatehouse and be captivated by breath-taking panoramic views of the Gartempe valley.

This charming property is a renovator's dream, offering a solid foundation with essential updates already completed, including a durable roof, efficient sewage system, and modern electrics, all complemented by double-glazing for added comfort.

On the ground floor, you'll find three spacious rooms, perfect for a kitchen, dining area, and entertaining space. The convenience of a finished downstairs bathroom allows you comfort as you unleash your creativity in this delightful residence.

Venture upstairs to discover an expansive attic space with the potential to create three inviting bedrooms, complete with plumbing for additional bathrooms already in place.

Adjoining the house, the old kitchen boasts an intact bread oven, offering a unique touch and potential for expansion. The property is designed for customization, ensuring your vision can come to life.

The stunning valley views provide a serene backdrop, while the Gatehouse entrance guarantees privacy

Additional features include handy sheds for hobbies or tools flanking the Gatehouse and a second plot of land across the country lane, perfect for gardening or cultivating an orchard, empowering you to embrace a self-sufficient lifestyle.

Don't let this unique opportunity to own a piece of history with modern amenities slip away! Ask for additional photos or arrange a viewing today and

LOCAL TAXES

Taxe habitation: EUR

NOTES