

Charming Village House with Potential



INFORMATION

Town:	Cromac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	120 m ²
Plot Size:	170 m ²



IN BRIEF

Welcome to your charming retreat in the peaceful village of Cromac. This delightful home offers the best of both worlds - a quiet location and convenient access to a picturesque fishing lake just a short stroll away.

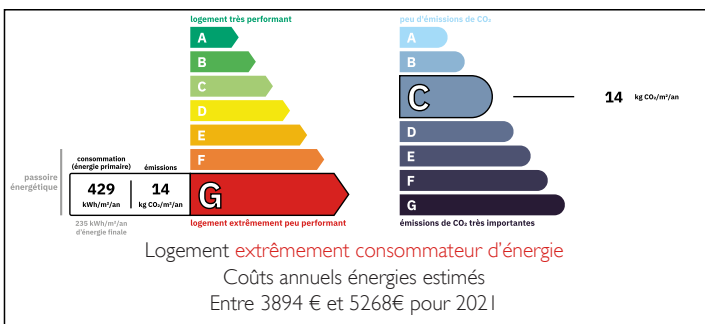
There are two ground floor bedrooms for convenience or upstairs, you'll find two additional bedrooms with ample space for guests or growing families.

The large lounge is ideal for relaxing evenings in front of the fireplace, while the small patio provides a serene spot for enjoying your morning coffee.

A convertible attic and large cellar offering endless possibilities for expansion and personalization.

Full daily amenities and school located in Saint-Sulpice-les-Feuilles, less than 10 minutes away by car. The larger town of La Souterraine is

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

Discover the perfect blend of rustic charm and modern potential in this delightful village house, eagerly awaiting your personal touch.

While it may require some renovation work, the property boasts solid bones and an inviting layout that is sure to inspire.

The ground floor features a cozy living room, a functional kitchen, a scullery, a shower room, a separate WC, and a second reception room, along with two comfortable bedrooms—one complete with an en-suite bathroom.

As you ascend to the first floor, you'll find two additional bedrooms, offering plenty of space for family and guests. The large cellar provides ample storage and grants access to a quaint patio, while the attic presents a fantastic opportunity for conversion into a hobby room or a luxurious master bedroom.

Step outside, and you'll find a small courtyard, but just a short stroll of 50 meters leads you to the village park, or venture 250 meters to the picturesque Etangs De Las Croux fishing lake—perfect for enthusiasts looking to cast a line.

Full amenities, including a supermarket, café, post office, and schools, are conveniently located in Saint-Sulpice-les-Feuilles, less than 10 minutes away by car. For those seeking more urban comforts, the larger town of La Souterraine, with its four supermarkets, quaint cafés, and building supplies, is a mere 20-minute drive away, complete with a fast train connection to Paris. And for the intrepid traveler, Limoges International Airport is conveniently situated just 50 minutes away.

Don't miss this opportunity...

LOCAL TAXES

Taxe foncière: **327 EUR**

NOTES