

Charming 3 bedroom home with pool, barn, cottage for renovation and 15169m<sup>2</sup> of land.



## INFORMATION

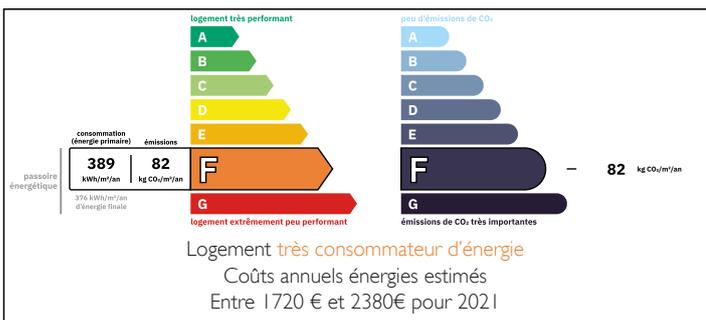
Town:	La Croisille-sur-Briance
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	97 m <sup>2</sup>
Plot Size:	15169 m <sup>2</sup>



## IN BRIEF

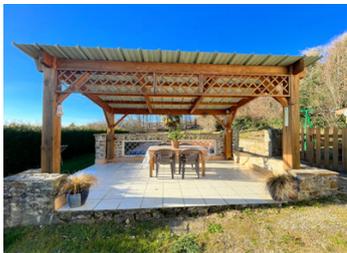
Nestled in the heart of the picturesque Haute Vienne countryside, this enchanting 3 bedroom home beautifully combines rustic appeal with classic farmhouse character. Set on a private 15169m<sup>2</sup> plot in the peaceful outskirts of La Croisille sur Briance, the property boasts stunning natural surroundings, a secluded saltwater pool, a spacious barn.

## 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

A long, gravelled driveway leads to the main house. The kitchen (14m<sup>2</sup>) fitted with walnut cabinets and tiled flooring, serves as a warm and inviting space leading to a living room (14.25m<sup>2</sup>) with tiled floor.

Across the hallway, a bright and airy room hosts bedroom one (15.2m<sup>2</sup>) with double glazed windows, electric blinds and built in cupboards. At the end of the hallway, there is a second spacious bedroom (14.4m<sup>2</sup>) with lino floor and a built-in wardrobe. A shower room with a washbasin (6m<sup>2</sup>) is conveniently located nearby, along with a separate WC (1m<sup>2</sup>). The wooden staircase leads to the first floor, where a third bedroom (14.2m<sup>2</sup>) features another built-in wardrobe, providing ample storage. Some of the attic space (5.2m<sup>2</sup>) has been converted to host a shower (requires finishing), a sink and WC, the room benefiting from natural light from the Velux window.

Beneath the main living areas, the basement houses a storeroom, a laundry room, and a boiler room with an oil-fired heating system and hot water tank. Adjacent to the house, a large 160m<sup>2</sup> barn offers an abundance of storage or the potential for further development.

Outside, the gardens are filled with fruit trees and a large vegetable patch. The 8x4-metre saltwater pool, surrounded by a private terrace, provides the perfect space to relax and unwind. A covered pergola in front of the house is ideal for outdoor dining, offering shade in the summer months while overlooking the peaceful surroundings.

In addition, there is...

## LOCAL TAXES

Taxe foncière:	672 EUR
Taxe habitation:	EUR

## NOTES