

Charming village house with constructible plot of land

EXCLUSIVE



INFORMATION

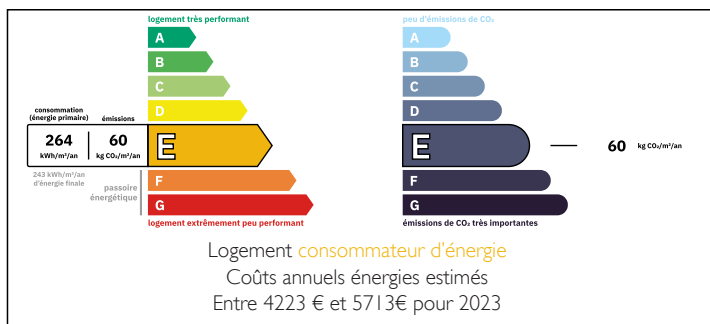
Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	143 m2
Plot Size:	3500 m2

IN BRIEF

Discover this welcoming home with a spacious hall with separate toilet, cozy living room, dining room, and modern kitchen. Upstairs, two large bedrooms, an office, a bathroom and separate toilet provide comfort and elegance. A real asset is the renovated barn, accessed from the upstairs hallway and offering a large room with mezzanine, a bedroom and a shower room, ideal for guests or family to have a separate and private space.

With additional building land, this property has strong potential for extension. Just a short walk from the centre of La Chapelle-Montbrandeix, it combines historic charm with great potential.

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

Upon entering the house, you will be greeted by a spacious hall (4.5 m²) with tiled floors. To the left, a cosy lounge area (16 m²) extends harmoniously with the dining room (10 m²) creating an ideal setting for family meals. To the right, the kitchen (12.5 m²) is equipped with an oven, gas hob and a double-glazed window that floods the room with natural light. A separate WC (1.5 m²) is also located on the ground floor, as well as a hallway (4.5 m²) with a window and a door to the garden. The latter, of about 180 m², is fully tiled, surrounded by raised beds, and offers many possibilities to personalise the outdoor space.

Upstairs you will find a small office (4.5 m²) with a linoleum floor, ideal for a quiet workspace. Opposite, a large bedroom (17 m²) with built-in wardrobes and a beautiful wooden floor, offering a warm and welcoming atmosphere. The second bedroom (17 m²), also spacious with built-in wardrobes and wooden floor has a cosy and relaxing atmosphere. The bathroom (6 m²) is decorated with blue tiles and includes a bathtub with shower, bidet and sink. A separate WC (1 m²) is located in the upstairs hallway.

A real highlight of this property is the magnificent renovated barn now part of the house itself and accessed from the upstairs hallway. This impressive space includes a large living room (23 m²) with a mezzanine (12 m²), showcasing original architectural elements...