

Charming 5 bedroom house with barn, land, and garages.



## INFORMATION

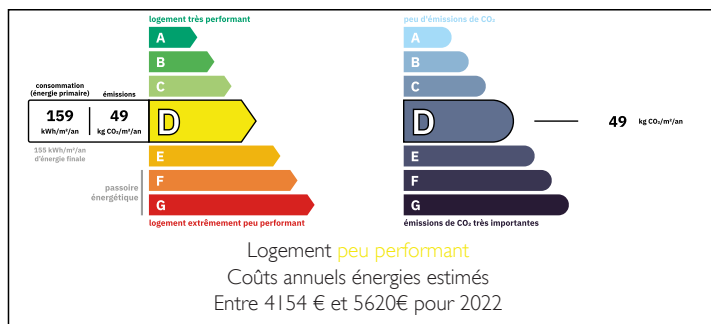
Town:	Saint-Paul
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	211 m2
Plot Size:	1424 m2

## IN BRIEF

Beautifully presented house situated in the heart of the village. This generously sized 5-bedroom home has been renovated, preserving its traditional French charm. It is a prominent residence located in the tranquil village of Saint-Paul.

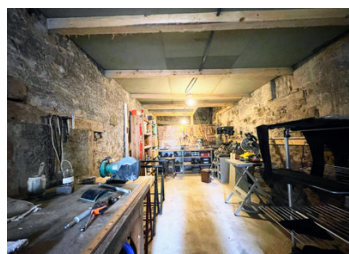


## ENERGY - DPE



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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

### Ground floor:

Step into the welcoming entrance hall, where to the right you'll find a generously sized 24m<sup>2</sup> living room and to the left, a stylish 23.6m<sup>2</sup> dining room featuring tiled flooring. The kitchen (19.3m<sup>2</sup>), with appealing French character, has doors opening to a delightful courtyard.

### First floor:

A beautiful staircase leads upstairs to a large bedroom (36.6m<sup>2</sup>) with wooden floor and original fireplace offering ample space. There are 2 more bedrooms (14.2m<sup>2</sup>) and (11.4m<sup>2</sup>) and an office (9.4m<sup>2</sup>). A shower room (7.5m) with a hand basin includes a heated towel rail and a large cupboard. The WC is located separately in a good size room.

### Second floor:

The attic space has been converted into 2 bedrooms (14.5m<sup>2</sup>) (13.4m<sup>2</sup>) and a shower room (3.4m<sup>2</sup>) with WC and hand basin. A 16m<sup>2</sup> room is currently used as a fitness gym, but an ideal space for other uses. The remaining area of the insulated attic measures 20m<sup>2</sup> is perfect for storage.

The house profits from mains drainage and an oil central heating system.

### Additional features include:

- \* Opposite the property there is a plot of constructible land (1341m<sup>2</sup>)
- \* A barn, ideal for storage or creative use.
- \* A cellar divided into 3 rooms
- \* A garage
- \* A workshop

The village of Saint-Paul has amenities in walking distance, a bakery, a church, a convenience store and a doctor's surgery. The village is located in reach of the A20 motorway providing easy access to...

## LOCAL TAXES

**Taxe foncière: 950 EUR**

**Taxe habitation: EUR**

## NOTES