

A quaint 2 bedroom Cottage, and attached 1 bedroom gite partially renovated in a rural hamlet

EXCLUSIVE



## INFORMATION

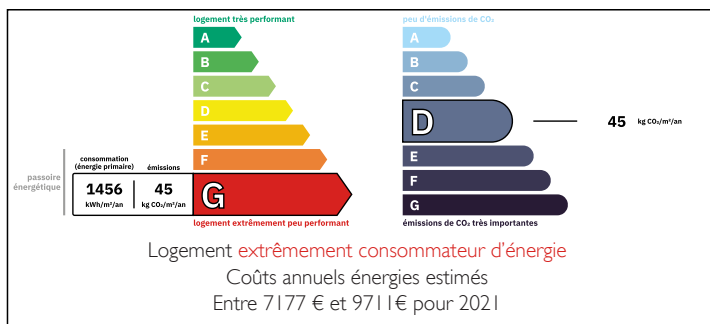
Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	130.3 m2
Plot Size:	10692 m2

## IN BRIEF

A charming cottage with 2 bedrooms, stylishly decorated and ready to move in to. An attached partially renovated gite. Large barns, large established garden, poli-tunnel, vegetable garden, pond and meadow.



## 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 gravel drive with parking is in front of two large barns adjoining the property. This charming cottage has a courtyard to the front with pretty pergola, flower beds and seating area. To the right of the house is a potting shed and a large barn doors leading to 2 story garage/workshop. Double iron gates give access to the garage from the road.

You enter the property through a door leading into the country style KITCHEN/DINER (5.7m x 4.1m) Equipped with Pellet burning stove and fitted kitchen. Space for dining table and chairs.

LOUNGE (5.7m x 4.3m)

A double aspect room with beams and open fire place with pellet burning stove. Door out on to the front terrace.

An open staircase leads off the kitchen to the first floor.

WC - a separate toilet is at the top of the stairs.

BEDROOM 1 (5.7m x 3.4m)

A large double room, wooden floor and exposed beams. Stairs lead off the bedroom to the attic.

Across the landing is:

BATHROOM (2.8m x 2.7m)

An elegant bathroom, roll top bath, large shower, wooden floor and exposed beams.

BEDROOM 2 (2.9m x 4.5m)

A large double room, original oak floor and exposed beams.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Adjoining the main house is a partially renovated Gite.

Kitchen/Lounge/Diner (5.9m x 5.3m)

Open fireplace, New pellet burning stove. Handcrafted staircase, exposed beams and wooden ceiling.

First floor BEDROOM (5.4m x 3.5m)

SHOWER ROOM (2.3m x 1.7m)

To the left of the property, attached are two large barns.

At the rear of the property is a pretty garden with a pond. A vegetable...