

This welcoming village home which was once the old bakery is perfect for holidays or permanent life in France

EXCLUSIVE



## INFORMATION

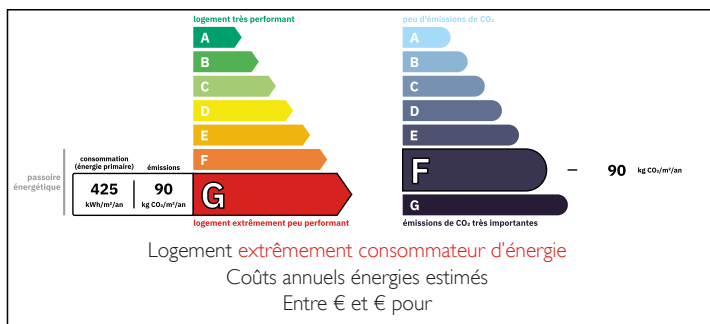
Town:	Dompierre-les-Églises
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	400 m2

## IN BRIEF

Historic Village home in quiet location suitable for a holiday or permanent home.

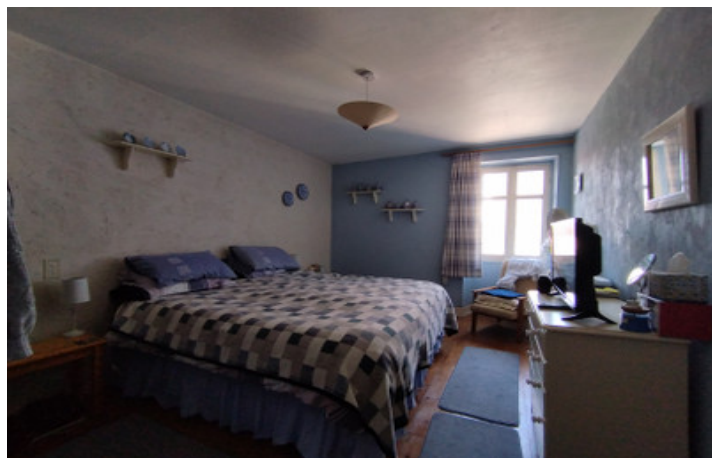


## ENERGY - DPE



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

From the minute you walk through the door this property gives you a feeling of being home . The front entrance door leads directly in a traditional farmhouse style kitchen complete with log burning stove , butler sink and space to seat 8-10 people and not forgetting the original beams and hidden copper chimney breast !

Two doors offering versatility lead into a lounge/dining room which used to be the bakery shop.

Also from the kitchen you proceed to the hallway and take the original curved staircase to the upper floor. A further door leads you to the downstairs shower room , access to the covered terrace area, garage and a room which houses the original ovens from the bakery and doubles up as a utility space currently.

Once on the first floor a large open landing leads to bedroom 3/study space, Bedroom 2, Bedroom 1 and a full height beamed room with exposed stone walls which could easily be converted to provide a master bedroom with ensuite. There is access to a partially boarded loft space also.

From the covered terrace you can access the garden space and log store. The garden has a stoned walled dining space with steps leading to the main area, for maintenance the garden is stoned but could easily be lawned or patio ed, the garden offers complete privacy and quiet.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES