

A beautiful detached 4 bedroom house to update with attached barn, garage and pretty garden



INFORMATION

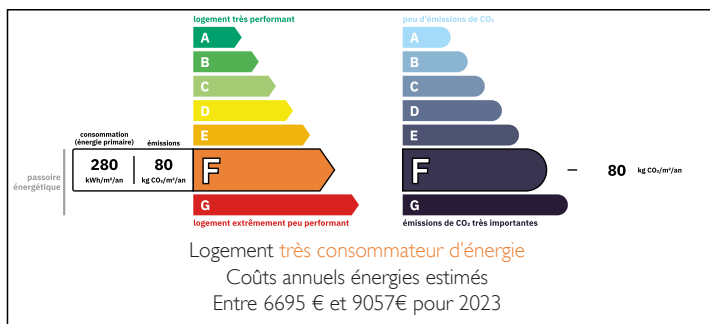
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	197 m2
Plot Size:	1237 m2

IN BRIEF

Situated in a quiet hamlet this property has the wow factor - Yes, it needs updating but would make a great home -a pretty attached garden with outbuildings and garage



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

Enter the house

Ground floor

A stunning entrance hall leads to

Kitchen 4.5m x 4.7m

Dining room 5.4m x 4.8m

Salon 5.3m x 4.7m

Bedroom 1 4.7m x 5.4m

A further kitchen utility room 2.2m x 5.4m

WC and boiler room

Stairs to first floor

Bedroom 2 3.2m x 3.9m

Bedroom 3 3.2m x 3.9m

Bedroom 4 3.2m x 2m

A large office space 3.9m x 6.6m

Bathroom 3.2m x 2m

A large attic space that could be converted into more bedrooms as required

LOCAL TAXES

Taxe foncière: 1040 EUR

Taxe habitation: EUR

The house has beautiful parquet floor / tiles throughout

Outside there is a pretty attached garden with a well - outbuildings / garage

There is a large attached barn

Windows - partial double glazed

Detached

Heating - oil

Fosse septique

NOTES

The hamlet although quiet is near to the popular village of Bussiere Poitevine (4.8km) where you will find a convenience store, bar restaurants, pharmacy, butchers, bank, hardware store etc

The main towns of Bellac (22km) and Montmorillon (28Km) are not far away where you will find larger supermarkets / train stations

The airports of Limoges and Poitiers are approx one hour away