

Detached property : pretty, 2 bed, hamlet house with bread oven, attached barn and garden.



## INFORMATION

Town:	Saint-Auvent
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	94 m2
Plot Size:	1296 m2

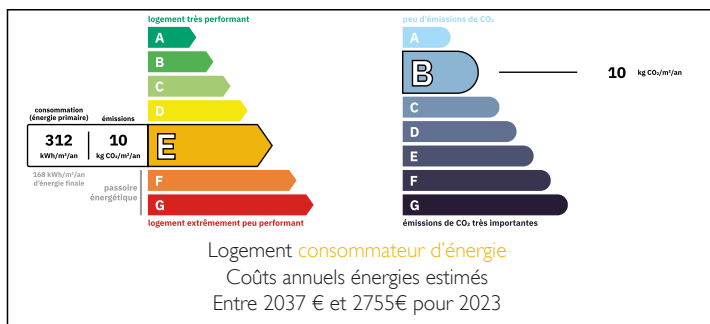


## IN BRIEF

This lovely house is ready to move into but also offers great expansion potential with the attached barn. The house is comprised of a lounge with feature bread oven and log burning stove, lounge/dining room (also with log burning stove), kitchen and shower room on the ground floor and 2 spacious, double bedrooms and a bathroom on the 1st floor. The barn is attached at the rear of the house and has a very recent roof. The gardens extend from the front to the side of the house and offer lovely seating areas with spectacular views of the surrounding countryside.

The village of St Auvent with bar/restaurant is a 5 minute drive and the larger centres of Rochechouart and St Junien are a 15 minute drive offering all amenities including choice of bars, restaurants, supermarkets,...

## 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 foncière: 223 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The heating is via the 2 log burning stoves and electric radiators in the bedrooms and bathrooms. The house benefits from a mains drains connection.

### GROUND FLOOR

Lounge/diner : 21m<sup>2</sup>

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Kitchen: 6m<sup>2</sup>

Shower room : 3m<sup>2</sup>

### FIRST FLOOR

Bedroom 1 : 29m<sup>2</sup>

En-suite bathroom : 6m<sup>2</sup>

Bedroom 2 : 24m<sup>2</sup>

BARN : 136m<sup>2</sup>

Barn doors : 2.8m x 3.2m

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