

A truly charming & sympathetically renovated two bedroom cottage in a quiet hamlet with a large garden



EXCLUSIVE

INFORMATION

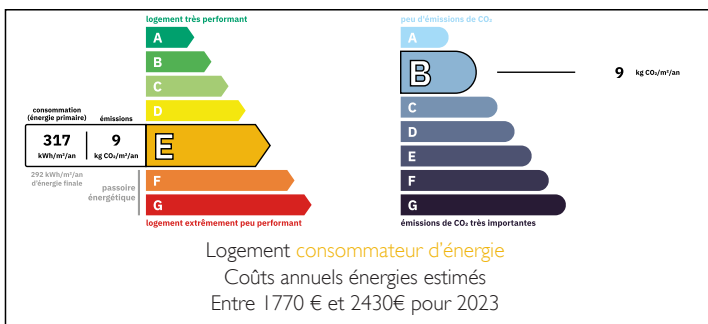
Town:	Saint-Martin-l'Ars
Department:	Vienne
Bed:	2
Bath:	2
Floor:	135 m ²
Plot Size:	1867 m ²



IN BRIEF

This is a gorgeous house with a lot of appeal. The rooms are big and have been restored without losing the character of the house, including special paint for historic buildings imported specially from Germany as well as all products used for the renovation being sourced for their ecological benefits and to be in keeping with the age of the house. The former grenier (grain store) upstairs has been turned into two large bedrooms and a bathroom, cleverly incorporating the low beams so that they are quite congenial. The south-facing terrace leading to the garden can be stepped into from the sitting room through a glazed door and from the kitchen facilitating easy indoor/outdoor living. The house benefits from the original stone fish ponds which led to the name of the hamlet, and the garden offers all sorts...

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

Like many houses in rural France, from the road this house appears very understated and quite traditional. There is a parking area for two vehicles and an attractive garden in front of the house, and grand semi-circular steps (thought to have been salvaged from the nearby Abbaye de la Réau during the revolution) lead up to the front door. Attached to the house, there is a separate woodstore, with secure storage space.

On entering the house, you come into a bright and light hall with a full height cupboard containing the electricity meter. Stairs lead to the first floor and, along a short corridor, there is a handy under-stairs cupboard. At the end of this corridor is a recently added shower-room with basin and WC. The entrance area and the corridor have gorgeous flagstone floors.

From the entrance hallway you come into the kitchen/dining area. This is such a charming room of approximately 29m², with original floor tiles, a high ceiling and freestanding units. There is a glazed door leading to the terrace for ease of outdoor eating, and a further window to the front of the house makes this a very bright and atmospheric room. Beyond the kitchen is the cosy sitting room (approx. 29m²) which has a large wood-burning stove, double aspect with glazed doors to both the front and back of the house and traditional Limousin timber floors laid in strips. There is a desirable Louis Philippe built-in cupboard with wild cherry wood...

LOCAL TAXES

Taxe foncière:	534 EUR
Taxe habitation:	EUR

NOTES