

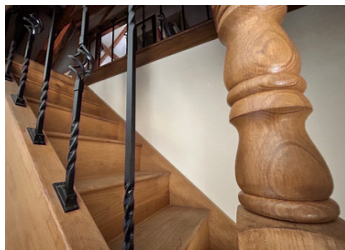
Delightful detached cottage in pretty hamlet with stunning swimming pool and beautiful views.



EXCLUSIVE

INFORMATION

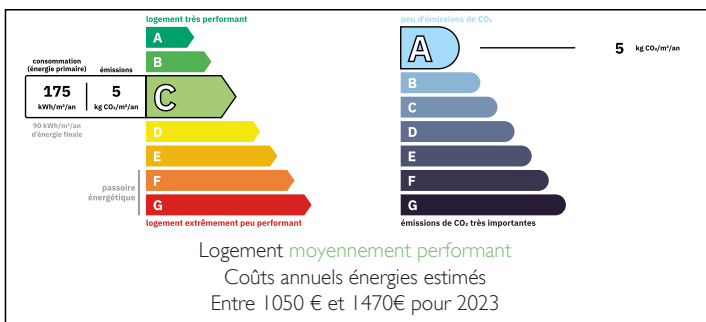
Town:	Saint-Martin-le-Mault
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	694 m2



IN BRIEF

The current owner has lovingly renovated this fabulous property to a high standard and it is absolutely ready to move into. It would be perfect as a full time residence or as a holiday home. Close to the little village of St Martin le Mault, it is within easy driving distance to the bigger villages of Lussac les Eglises, St Sulpice les Feuilles, Chaillac and the gorgeous medieval village of St Benoit du Sault.

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

Situated in a pretty little hamlet this property offers rural living with all the mod cons, including double glazing throughout, electric radiators and a very good energy rating of C.

Enter the front door and you are immediately into the bright, modern and well-equipped kitchen (approx 18m²) with tiled floor, tiled splash-back, electric oven and 80cm induction hob, plus plumbing for a washing machine and dishwasher. There is also room for a large American style fridge-freezer, plus there is an additional storage corner cupboard which houses the water tank.

The island provides an additional worktop and has a built-in dual oven/microwave. the owner has created a great space for both cooking and entertaining, as there is room for a table and chairs for four people. The woodburner in the gorgeous stone fireplace gives a feeling of country cosiness and makes it a lovely room to be in.

Through to the left and you enter the Living room (approx 18m²). Again with a tiled floor and a beautifully ornate reclaimed stone fire place, currently with an electric faux coal fire installed.

To the back of the kitchen you will find a lobby area, great for muddy boots and dogs.

To the left there is the stylish and modern bathroom (approx 6m²) with a claw-foot slipper bath, a large walk in shower, and a basin in an elegant vanity unit. There is also a heated towel rail.

Off the lobby area is a...

LOCAL TAXES

Taxe foncière: **498 EUR**

Taxe habitation: **EUR**

NOTES