

Chocolate box one bedroom cottage with three gites, studio, swimming pool and an acre of land



## INFORMATION

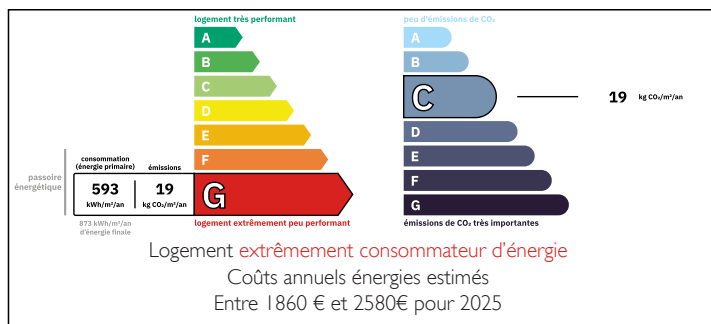
Town:	Le Chalard
Department:	Haute-Vienne
Bed:	6
Bath:	4
Floor:	285 m2
Plot Size:	4133 m2



## IN BRIEF

Nestled in a quiet hamlet in the french countryside but only 10 minutes from the historic market town of St Yrieix la Perche, this property has multiple dwellings offering the potential of a good income as well as a stunning mature garden and in ground pool.

## 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

Come through the gates into this private complex of buildings and ahead of you is the picture perfect one bedroom cottage with living room and kitchen downstairs and bedroom and bathroom upstairs.

Two of the three gites are joined and mirror each other with large open plan living / dining / kitchen spaces downstairs and two double bedrooms with shower room upstairs. Both have their own relaxing / eating areas to the rear of the property.

The third gite is one bedroom (upstairs) with a shower room and an open plan living / kitchen area downstairs.

In addition there is a separate building - currently configured as a tattoo studio. The hot tub and seating area in front of this building lead round to a large mature garden laid mainly to lawn with mature trees. The swimming pool is fenced in for safety and sits in the middle of a paved patio - a lovely sunbathing spot in the summer.

The beautiful town of St Yrieix la Perche is 10 minutes away with its supermarkets, restaurants, cinema, leisure centre and train station. The nearest supermarket is a 15 minute walk and the international airport at Limoges is under 40 minutes by car.

In all this a massive amount of property for the money with real potential earning capability - definitely worth viewing.

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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