

Renovated 2-Bedroom Cottage with countryside views and modern comfort

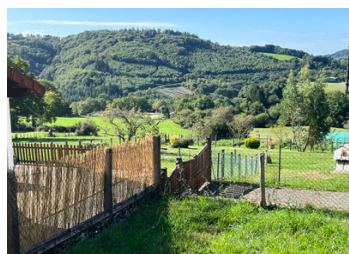


INFORMATION

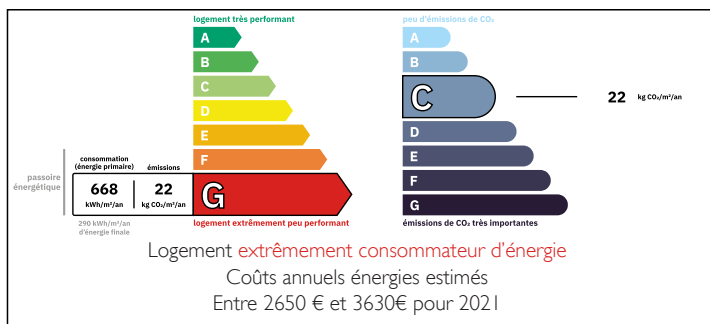
Town:	Saint-Julien-le-Petit
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	443 m2

IN BRIEF

Recently renovated throughout — including a completely refurbished roof — this charming stone house offers two comfortable bedrooms, a cozy wood-burning stove, double glazing, and the convenience of mains drainage. Set in a lovely garden with open views over the surrounding countryside, it's the perfect blend of character and modern comfort.



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 habitation: EUR

NOTES

DESCRIPTION

Nestled in a peaceful and picturesque village, this delightful semi-detached home offers the perfect blend of countryside charm and modern comfort. Just a couple of minutes' drive from a beautiful river beach and within walking distance of a newly renovated bar/restaurant, this is an ideal retreat for nature lovers, holidaymakers, or anyone seeking a quieter pace of life.

Step inside to find a welcoming hallway with a convenient WC, leading into a bright and airy open-plan kitchen and living area. Featuring a cozy wood-burning stove and French doors that open onto a private terrace, this space is perfect for relaxing or entertaining with countryside views as your backdrop.

Upstairs, the home offers two generously sized bedrooms and a stylish, fully fitted shower room with WC. There's also a handy cellar, ideal for wine storage or additional storage needs.

Outside, enjoy al fresco dining and summer BBQs on the terrace, with a good-sized garden offering space for gardening, relaxing, or playing.

Location Highlights:

A short stroll to a local bar/restaurant

10 minutes to Peyrat-le-Château with shops, restaurants, bars, and a cinema

15 minutes to the lively market town of Eymoutiers with weekly local produce markets

20 minutes to the stunning Lac de Vassivière – beaches, watersports, cafes and more

Ideal for hiking, cycling, birdwatching, and one of the best stargazing spots in Europe

Just 1 hour from Limoges Airport (regular UK flights)

Nearby train station at Eymoutiers with connections to Limoges and beyond

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