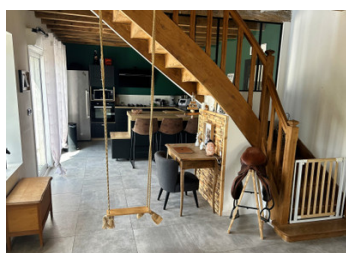
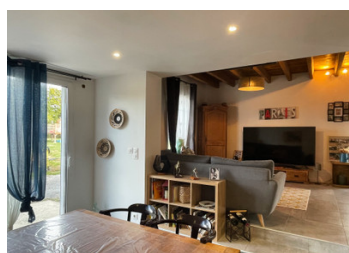
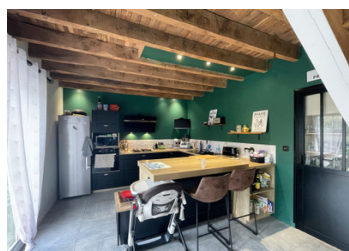


Spacious, fully renovated 4 bedroom village house with adjoining barn set on 5031 m



## INFORMATION

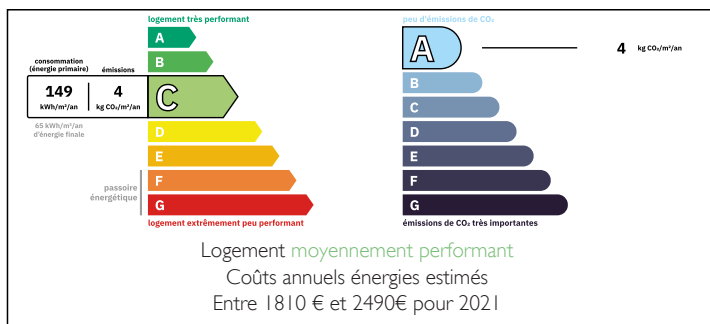
Town:	Val d'Issoire
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	158 m2
Plot Size:	5031 m2



## IN BRIEF

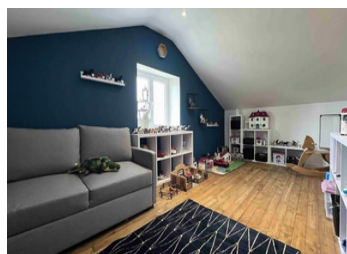
Nestled in a quiet location on the edge of a charming village, this house offers the perfect blend of rural charm and contemporary living. This well-appointed residence features a seamless flow of space and briefly comprises an open-plan ground floor with a fully fitted kitchen, living and dining area, a utility room and WC. On the first floor, you will find 3 bedrooms and a family bathroom. The second floor is currently used as a games room, but could also be used as a fourth bedroom. The home is heated by an air-to-air heat pump (with a split system in the bedrooms), ensuring energy efficiency. A new electric water heater has recently been installed, and comprehensive insulation completes the modern comforts. The property is also connected to the mains drainage system and is fully double-glazed.

## 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

Welcome to this well maintained 4-bedroom home in the popular village of Mezieres-sur-Issoire, within walking distance to local facilities, such as post office, chemist, bank, grocery/bar, bakery, hairdressers and doctor's surgery. Limoges Airport is 48 km away and the larger town of Bellac, with supermarkets, hospital, theatre etc and main-line train station is 12 km.

The layout is as follows.

Ground Floor:

As you enter, you'll be greeted by a fully fitted kitchen (15 m<sup>2</sup>) which flows effortlessly into the cozy salon (22 m<sup>2</sup>) and the inviting dining area (20 m<sup>2</sup>), which boasts a nook perfect for a home office setup. A WC and a practical utility room (20 m<sup>2</sup>) complete the ground floor.

First Floor:

Head upstairs to the first floor, where you'll find a landing leading to three spacious bedrooms. The first two bedrooms (13 m<sup>2</sup> and 15 m<sup>2</sup>) are bright and comfortable, while the master bedroom (19 m<sup>2</sup>) features a dressing area. The bathroom (12 m<sup>2</sup>) is equipped with a modern shower, double basins, a corner bath and a connected towel dryer, providing a serene space for relaxation. A second suspended WC adds to the convenience of this floor.

Second Floor:

Venture to the second floor and discover a delightful versatile space 15 m<sup>2</sup> (under eaves) games room/fourth bedroom.

The property is set on spacious grounds of 5,031 m<sup>2</sup>, offering ample outdoor space for gardening, leisure activities or even the future installation of a swimming pool. There is enough land for a couple of horses or other...