

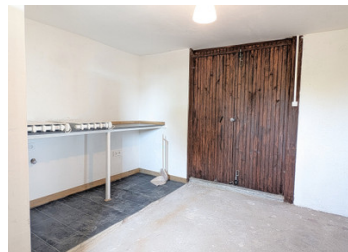
Freshly renovated family home bursting with charm



EXCLUSIVE

INFORMATION

Town:	Adriers
Department:	Vienne
Bed:	3
Bath:	2
Floor:	134 m ²
Plot Size:	603 m ²



IN BRIEF

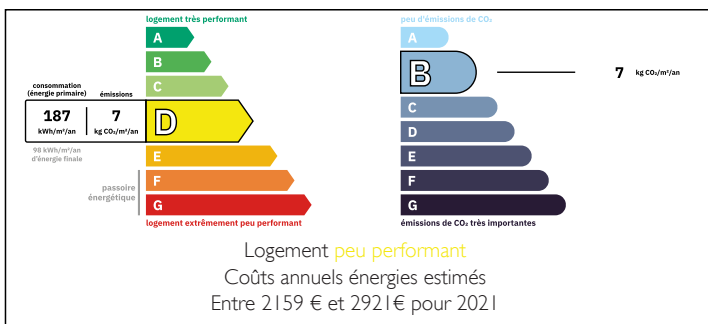
Discover a freshly renovated family residence that seamlessly blends sunlit comfort with timeless French charm in the tranquil Haute Vienne countryside.

This south-facing home features a sun-drenched, low-maintenance garden and a bright, open-plan ground floor ideal for entertaining, with a potential to restore a cozy wood stove for winter.

A brand-new kitchen, unused oven, and scenic dining area offer tranquil views through generous windows. Practical extras include a laundry room, a downstairs WC, and a space perfect for a wine cave with a rustic wood barrel.

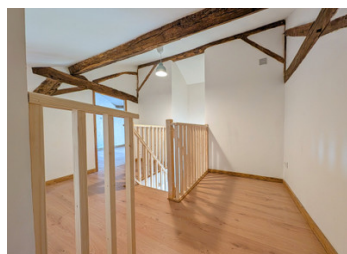
Upstairs, a 35m² master suite boasts a luxurious ensuite and potential for a walk-through wardrobe. Two additional bedrooms share a family bathroom.

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 foncière: **289 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

Welcome to your freshly renovated family residence which blends sunlit comfort with timeless French charm, nestled in the serene Haute Vienne countryside.

The house is south facing with a lovely low maintenance garden which bathes in the sun all year around.

The ground floor opens to a bright, open-plan entertaining area, with the option to restore a cozy wood stove for memorable winter nights. The kitchen is brand new, with an unused oven and a delightful dining area offering tranquil views through generous windows.

For convenience, a practical laundry room, a downstairs WC, and a dedicated space ideal for a wine cave (with a rustic, oversized wood barrel) complete the lower level.

Upstairs the master bedroom (35m²) has been creatively positioned with a large space to setup a king size bed, reading area and then you waltz into your ensuite complete with a luxury freestanding bathtub. The simple addition of a partition wall here will give you a large walk through wardrobe!

Two additional generous bedrooms (20m² and 9.5m²) share a family bathroom, ensuring ample space for family or guests.

Two small outside sheds to the side of the house offer useful space for storing bicycles or garden tools.

Located just under 1 km from Adriers, you're within easy walking distance of daily amenities, a pharmacy, and the school. A short 10-minute drive brings you to the vibrant town of L'Isle-Jourdain for larger shopping and superb dining options. Limoges airport is conveniently under an hour away.

The home is connected to...