



Ref: A40714DRO87

Price: 56 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)

Pretty 2-bedroom hamlet property near Thiat with attached small garden and barn



INFORMATION

Town: Val-d'Oire-et-Gartempe

Department: Haute-Vienne

Bed: 2

Bath:

Floor: 98 m²

Plot Size: 277 m2





IN BRIEF

Set in a tranquil hamlet this lovely property benefits from mains drains connection and a small garden to the front - a barn is attached to the rear - The house is habitable but in need of updating

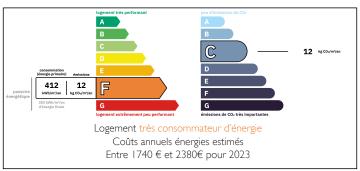








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière: 210 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

Enter through the front door into a welcoming entrance hall, with doors leading to:

Kitchen / Dining Room $(5.8m \times 5.4m)$ – a spacious and light room featuring a wood-burning stove, ideal for family dining or entertaining

Living Room (5.0m \times 3.3m) – a comfortable space with scope to personalise

An oak staircase rises from the entrance hall to the first floor.

First Floor

Bedroom I $(5.3m \times 5.4m) - a$ large double bedroom with lovely proportions

Bedroom 2 (5.3m \times 3.2m) – another generous double

Bathroom with WC $(2.2m \times 1.9m)$ – fitted with basic amenities and ready for updating

Exterior

To the front of the property lies a small, manageable garden, with the remains of an old outbuilding that could be restored or removed as desired.

To the rear, an attached barn ($10.4 \text{m} \times 8.2 \text{m}$) offers excellent space for storage, workshop use, or future conversion (subject to permissions).

Additional Information

Drainage: Individual

Windows: Single glazed

Heating: Wood-burning stove

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