

Well renovated stone house with 2/3 bedrooms set in a large garden with pond, lovely hamlet setting.



INFORMATION

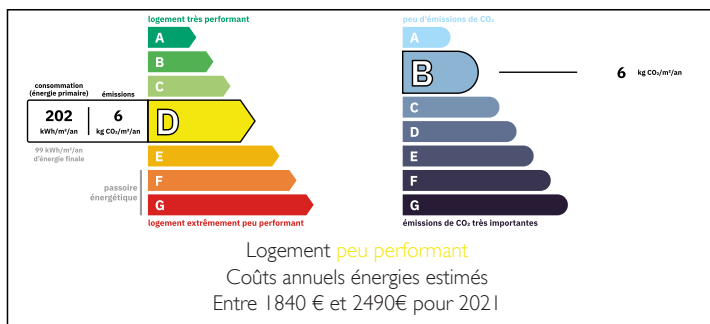
Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	124 m2
Plot Size:	16604 m2

IN BRIEF

Stone house with original features, 2/3 bedrooms each with en-suite. Air source heat pump supplies central heating alongside a wood burning stove in the lounge, overlooking a well maintained garden of shrubs and trees as well as an attractive pond with carp of just under 1000 m². A ground floor bedroom and shower room in addition to the 2 first floor rooms each with en-suite facilities. Modern fitted kitchen and a potentially separate entrance for chambre d'hôte purposes. A small garage and garden storage on a plot of land of 16 000 m², allowing for smallholding possibilities for growing vegetables and keeping farm animals and horses.



ENERGY - DPE



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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.



DESCRIPTION

Ground Floor living room 32 m² with wood burning stove, patio windows overlooking the terrace and the magnificent garden with pond(990 m²) and trees. Adjoining a well equipped kitchen of 15.5 m². Access from the living room to an extension with a bedroom of 15 m² with incorporated shower and basin, a laundry room 8 m² and single garage 13.5 m². The front entrance opens to a sitting room of 17.46 m², wc and staircase to the upper floor with a bedroom 16 m² ensuite and dressing room and second small office room come bedroom with ensuite (9.5 m²).

Set on an impressive 16 600 m² of land which would have potential for smallholding farming, serious vegetable plot and orchard, grazing horses or sheep, the naturally fed lake/pond as a useful water supply. The layout of the house offers commercial potential for guest house accommodation. Set in a quiet hamlet in the Perigord Limousin Nature Park with activities for walking, lakes with beaches and swimming, fishing, bee keeping, cycling etc.

LOCAL TAXES

Taxe foncière: 701 EUR

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>