



Ref: A41098SVA87

Price: 217 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (205 000 EUR without fees)

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

3 Bath:

Floor: 124 m2

Plot Size: 16604 m<sup>2</sup>











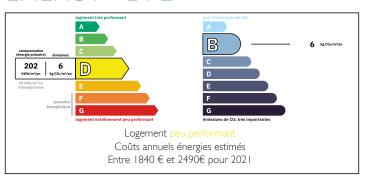




### IN BRIEF

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 m<sup>2</sup>. 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 m<sup>2</sup>, allowing for smallholding possibilities for growing vegetables and keeping farm animals and horses.

## **FNFRGY - DPF**



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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.

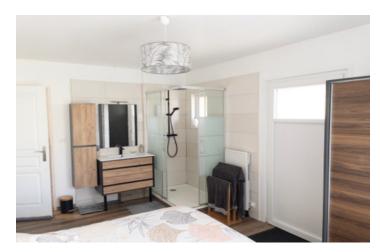
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## LOCAL TAXES

Taxe foncière: 701 EUR

Taxe habitation: EUR

# **NOTES**

### 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 equiped 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 m<sup>2</sup> 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.

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