

Spacious 3 bedroom property with attached barn, double garage, side and rear garden.



INFORMATION

Town:	Saint-Martial-sur-Isop
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	153 m ²
Plot Size:	1230 m ²

IN BRIEF

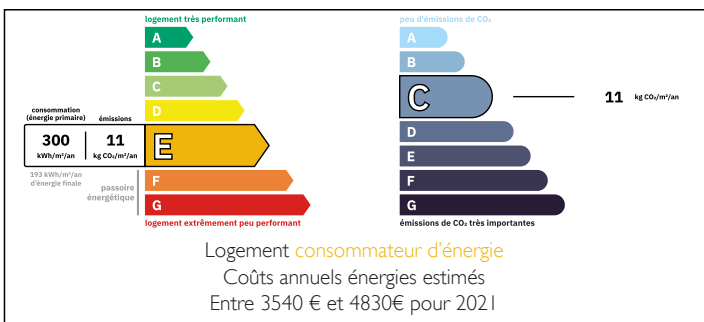
This delightful property full of character and charm briefly comprises : lounge, kitchen, dining/snug room, laundry room, WC, 3 bedrooms, one with ensuite shower room and separate shower room. There are 2 adjoining barns (great potential for gite creation) a detached garage with space for 2 or 3 cars and a sunny rear garden.

The ensemble is situated in a charming village between the popular village of Bussière-Poitevine (9 km) and the market town of Bellac (20 km) which both offer full amenities, with the added benefit of a main line railway station at Bellac linking you with Limoges and Poitiers. Limoges airport is a stress free 45 minute drive away.

This one needs to be seen to be appreciated.

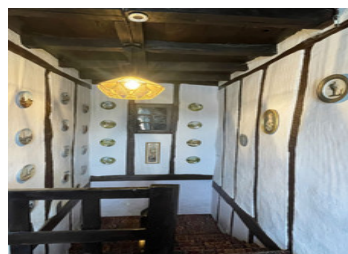


ENERGY - DPE



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.



DESCRIPTION

The layout is as follows.

On the ground floor.

Entrance hall (4 m²) which features a beautiful oak staircase and doors that lead to the other rooms on this level. To the left is the lounge (20 m²) which has been converted into a games room by the current owner. This is a welcoming room, centred around a fireplace with a wood-burning stove. The simple but functional fitted kitchen (18 m²) has a galley-style layout. The downstairs toilet and laundry room, which has all the necessary plumbing connections and plenty of storage space, is accessed from the kitchen. The dining room/living room (30 m²) has exposed stone walls.

On the first floor, there are three good-sized bedrooms.

Bedroom 1 (19 m²) with original parquet flooring and fireplace. En-suite shower room (5 m²).

Bedroom 2 (19 m²) with original parquet flooring and fireplace.

Bedroom 3 (27 m²) has a feature stone wall.

A door leads to a rear hallway where you will find a second shower room (5 m²) and a room which could be converted into a little study (8 m²).

The property boasts a new roof (house and adjoining barn), new double-glazed windows and recently installed electric radiators throughout. Connected to main drains.

Outside, there are two attached barns: Barn 1 (29 m²) offers potential to expand the habitable space or create a gîte.

Barn 2 (52 m²) has an original sunflower oil press. A detached garage (30 m²) and a shepherd's hut (9 m²) offer plenty of extra space for storage or...

LOCAL TAXES

Taxe habitation: EUR

NOTES