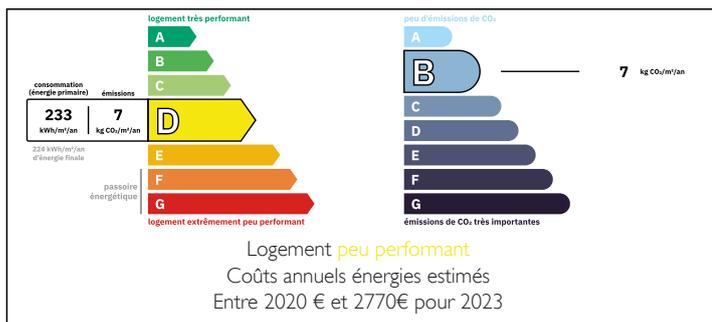


A wonderful 2 bedroom hamlet property to finish with gardens

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	151 m ²
Plot Size:	2708 m ²

IN BRIEF

Set in a picturesque hamlet with delightful walks to the River Gartempe, this characterful property offers spacious accommodation and exciting potential to complete and personalise to your own taste. Renovated by the current owners, the home now requires finishing works, presenting an excellent opportunity to create a beautiful permanent residence or holiday retreat in a peaceful rural setting.

The ground floor offers generous living space, including a large and welcoming salon, a fitted kitchen, a separate dining room, a downstairs WC, and a practical workshop area. The layout provides both comfort and flexibility for modern family living.

Upstairs, a spacious mezzanine creates an airy and versatile area ideal for a study, reading space, or additional lounge. There are two well-proportioned bedrooms, with scope to create a dressing room /

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 property is entered into a hallway (2.6m x 2.4m) with access to a ground floor WC. From here you step into a large open space (3.7m x 4.5m) featuring a pellet burner stove

A door leads to the impressive salon (4.6m x 6.2m), complete with a wood-burning stove, offering a spacious and comfortable living area.

The kitchen (3.1m x 4.8m) is accessed via a separate door and provides ample space with many fitted units

An entrance leads through to the generous dining room (6.4m x 3.2m), ideal for entertaining family and friends.

Also on the ground floor is a workshop (4m x 2.8m), providing useful storage or hobby space.

Stairs from the entrance hall lead to the first floor.

First Floor

The mezzanine (3.8m x 4.3m) offers an open space, perfect for use as an office, library or additional lounge area.

Bedroom one (6.3m x 4.3m) is a particularly spacious principal bedroom with scope to create a dedicated dressing room area if desired.

There is a shower room with WC (2.7m x 4.3m).

Bedroom two (4.9m x 2.9m) is well-proportioned and complemented by a separate bathroom with WC (3m x 2m).

Exterior

Outside, the property benefits from a small courtyard area with a well and a small outbuilding (1.9m x 2.2m). There is parking for several vehicles

LOCAL TAXES

Taxe habitation: EUR

NOTES