

## Stone Charm Meets Modern Comfort in a Peaceful Countryside Retreat

EXCLUSIVE



## INFORMATION

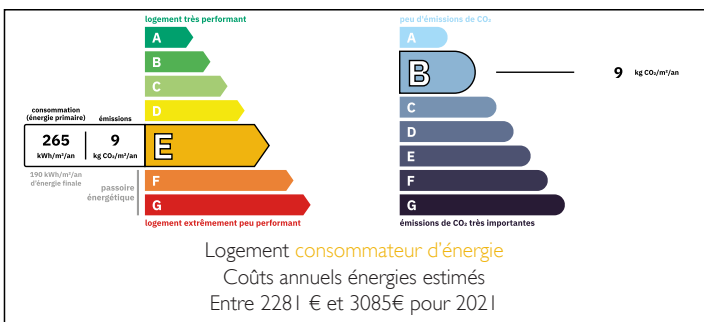
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	125 m <sup>2</sup>
Plot Size:	8451 m <sup>2</sup>

## IN BRIEF

A charming detached family home blending character and modern comfort, featuring exposed stone walls and beams throughout. Recently renovated with care, it offers a spacious 35m<sup>2</sup> kitchen/dining area with fireplace, a cosy living room with pellet burner, and a practical laundry room with WC. Upstairs, two generous bedrooms (one with freestanding bathtub) and a modern shower room are complemented by a balcony overlooking the gardens.

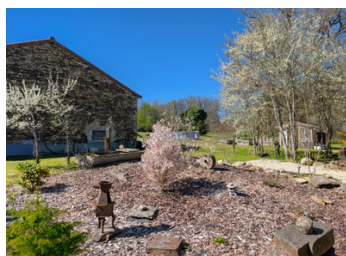
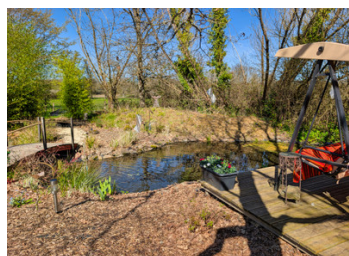
Outside, two large barns with new roofs offer excellent workshop or storage potential, alongside a separate insulated guest space. The grounds include a vegetable garden, greenhouse, orchard, pond, and above-ground pool. Set in peaceful surroundings, the property enjoys frequent visits from local wildlife, creating a truly tranquil retreat.

## 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

Step into a home where character and comfort dance together in perfect rhythm. This beautifully detached family house has been thoughtfully renovated, preserving its soul while weaving in modern ease. Exposed stone walls and rustic beams whisper stories of the past, while the refreshed interiors invite you to settle in and stay awhile.

At the heart of the home lies a generous 35m<sup>2</sup> kitchen and dining space, a true gathering place. Tiled floors keep things practical, while a striking feature fireplace adds warmth and atmosphere, ideal for long, laughter-filled evenings. A separate laundry room with downstairs WC keeps daily life neatly tucked away. The living room offers a cosy retreat, complete with a contemporary pellet burner and elegant half-panelled walls, blending charm with clean, modern lines.

Upstairs, the landing opens onto a balcony, offering peaceful views across the expansive gardens, perfect for a quiet morning coffee or a moment of reflection. The family shower room is sleek and comfortable, featuring a walk-in shower, WC, and wash basin. Two generously sized bedrooms provide restful sanctuaries, with the larger room offering a touch of indulgence thanks to its luxurious freestanding bathtub, an inviting spot to unwind at the end of the day.

The property can be sold furnished.

Outside, the property continues to impress. Two substantial barns, both with recently renewed roofing, present exciting possibilities for workshops, storage, or creative projects. One even features a partially open section, ideal for transforming into a charming walled garden. A separate insulated outbuilding...

## LOCAL TAXES

Taxe foncière: 534 EUR

Taxe habitation: EUR

## NOTES