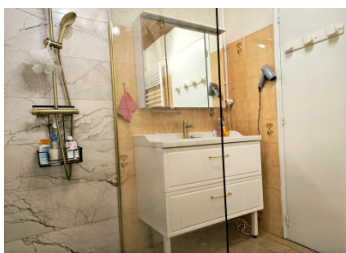
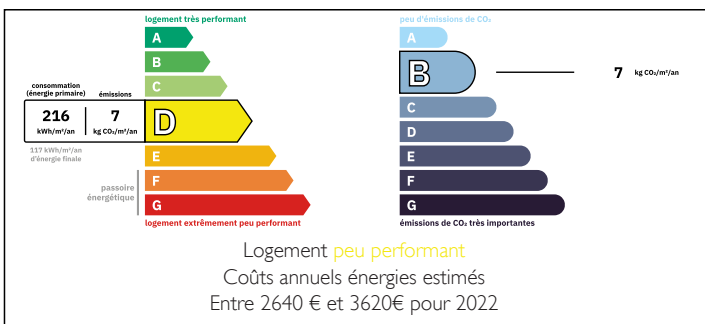


## Pretty Hamlet House in the Haute Vienne



## ENERGY - DPE



## INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	185 m <sup>2</sup>
Plot Size:	680 m <sup>2</sup>

## IN BRIEF

Attractive, light and spacious property in a quiet and friendly, rural hamlet, offering flexible single-storey living with additional space upstairs. Located under 5 km from Bussière-Poitevine with shops, schools and services, and around 20 minutes from Bellac, Montmorillon and Le Dorat. Limoges Airport is approx. 50 minutes away and Poitiers Airport 1 hour 10 minutes.

The house has been professionally renovated (2022–2025) with new electrics, double glazing and an air source heat pump providing heating and hot water. The shower room and WC have been fully modernised, and the roof is in good condition.

The ground floor includes a living room, kitchen/diner, bedroom, snug, shower room and WC, allowing comfortable living on one level. Upstairs offers two bedrooms plus two large rooms to finish.

Enclosed 250 m<sup>2</sup> garden with pergola, outdoor kitchen, outbuildings and garage.

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

Very pretty property situated in a quiet and friendly, rural hamlet.

This attractive home offers the flexibility of single-storey living, with all essential amenities available on the ground floor, while also benefiting from additional bedrooms and further potential upstairs.

The property has undergone significant professional renovation between 2022 and 2025, including updated electrics, new PVC double-glazed windows and doors throughout, and the installation of an energy-efficient air source heat pump providing both heating and hot water. The shower room and WC have also been fully renovated and feature a modern Italian-style shower.

The roof is in good condition.

While the majority of major works have been completed, some areas would benefit from updating cosmetically, allowing buyers to personalise the space to their taste.

Ground floor:

An entrance hallway (2.3 m<sup>2</sup>) leads to a spacious living room (22.9 m<sup>2</sup>) on the right and a kitchen/diner (16 m<sup>2</sup>) on the left. From the kitchen, a secondary hallway provides access to an additional entrance, the staircase, a bright and comfortable bedroom (12 m<sup>2</sup>), and a cosy snug/living room (11.3 m<sup>2</sup>) with an insert fireplace for added comfort. A pantry/storage cupboard is located off the snug. The recently renovated shower room (4.36 m<sup>2</sup>) and separate WC (1.71 m<sup>2</sup>) complete the ground floor.

First floor:

A landing leads to two bedrooms (9.27 m<sup>2</sup> and 13.59 m<sup>2</sup>), along with two substantial rooms (35.13 m<sup>2</sup> and 29.81 m<sup>2</sup>) that remain to be finished. These spaces offer excellent potential for additional bedrooms, a home office, or other uses...

## LOCAL TAXES

Taxe foncière: 416 EUR

Taxe habitation: EUR

## NOTES