

Hamlet Property for sale with nice garden, attached barn and studio apartment



INFORMATION

Town:	Saint-Auvent
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	127 m2
Plot Size:	421 m2

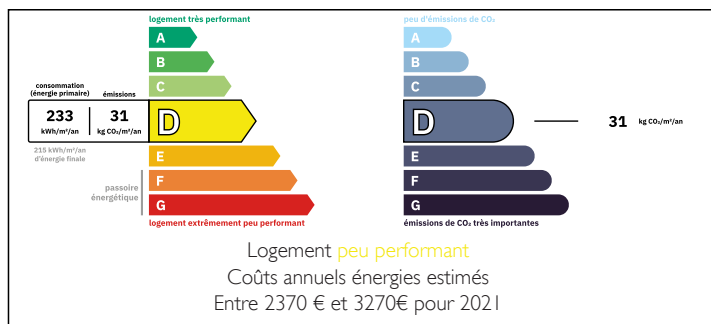
IN BRIEF

Located in Saint-Auvent (87310), Haute-Vienne, this charming property offers peaceful countryside living while remaining within easy reach of Rochechouart and Saint-Junien, with their shops, schools and services.

The house opens into a 17m² kitchen with ample storage and cellar access. A ground floor bedroom with shower room and WC benefits from direct access to the rear garden. The 25m² living room is bright and welcoming, featuring patio doors to the garden and a wood-burning stove, with potential to open up the space for a larger open-plan layout.

A utility room housing the central heating boiler leads to a 14m² workshop. The property also includes a large barn/garage with mezzanine and a separate studio, offering excellent potential for guest accommodation or rental income.

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

This charming property is located in the peaceful commune of Saint-Auvent (87310), in the Haute-Vienne region.

You enter the property directly into a spacious 17m² kitchen, fitted with a wide range of units and offering excellent storage. From here there is useful under-stairs storage and access to a small cellar below.

Leading off the kitchen is a ground floor bedroom, accompanied by a WC and shower. This room has access to the rear garden. Along side this room is a corridor connection to the main living room. There is potential here to open the spaces to create another large open-plan living area, office or playroom if desired. The main 25m² living room features patio doors opening onto the garden also and offers ample space for both lounge and dining areas. A wood-burning stove provides a warm focal point.

At one end of the living room is access to a utility room housing the gas central heating boiler, which then leads through to an attached 14m² workshop, ideal for hobbies or storage.

Adjacent to this is a substantial barn/garage space with a mezzanine above, as well as a studio apartment, offering excellent potential for guest accommodation or potential rental income.

Upstairs in the main house are four rooms set within the eaves, with floor areas of approximately 6.5m², 17.5m², 9.3m² and 10.54m². Please note these have restricted head height due to being in the eaves. On this level there is also a family bathroom,...

LOCAL TAXES

Taxe habitation: EUR

NOTES