

Want the WOW factor? Look no further than this contemporary 'loft' style home in the heart of Haute Vienne.

EXCLUSIVE



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Arnac-la-Poste |
| Department: | Haute-Vienne   |
| Bed:        | 3              |
| Bath:       | 3              |
| Floor:      | 451 m2         |
| Plot Size:  | 18877 m2       |



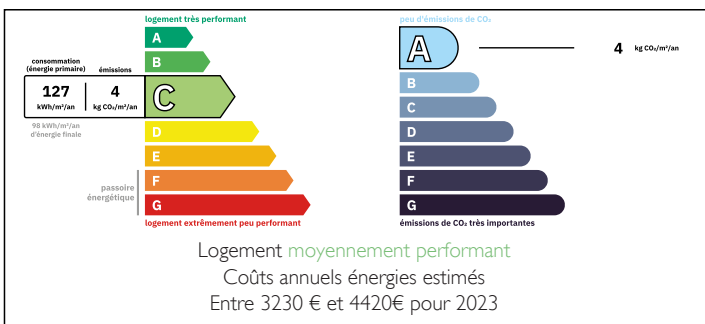
## IN BRIEF

This is a rare opportunity to purchase a stunningly unique property. Once a barn, this fabulous three bedroom property has been meticulously converted to create a high-end and absolutely beautiful home. A must see for anyone looking for modern living in the peaceful tranquility of a gorgeous rural setting.

Situated on the outskirts of the pretty village of Arnac La Poste, accessed via a country lane, this bucolic retreat with stunning views of the countryside is a short drive to St Sulpice Les Feuilles with all the necessary amenities, as well as the larger town of La Souterraine, with its train line to Paris and Toulouse.

This house offers so many possibilities, as it is versatile and practical whilst also providing a beautiful and comfortable home. The current layout also means that it could be used as a...

## ENERGY - DPE



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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

### Property

The house provides 'upside-down living' to take full advantage of the lovely views of the garden and surrounding fields.

### Ground floor

Spectacular entrance (approx 104 m<sup>2</sup>) This space is huge and could be used as a cool summer lounge. There is a section currently used as an office and a nook that could also be an office or a snug. The resin floor, which covers half the floor space is beautiful and makes the room very unique.

The boot room (approx 7 m<sup>2</sup>) provides ample storage for bikes and coats etc. and there is also a separate wc (approx 2 m<sup>2</sup>)

The first bedroom (approx 22m<sup>2</sup>) with double doors overlooking the terrace at the front of the property, has gorgeous views to wake up to. The ensuite has a shower unit, basin and wc (approx 8 m<sup>2</sup>).

Bedroom 2 (approx 17 m<sup>2</sup>) Another lovely room with double doors onto the gravelled area leading to the terrace, where there currently is a log fired hot tub next to a lovely and private decked seating area. The ensuite has a shower unit, basin and wc (approx 5 m<sup>2</sup>)

There is also a very nice workshop/laundry room (approx 35 m<sup>2</sup>) which is accessed from this level with access to outside.

### First Floor

This is where the property comes into its own, with the open plan living area (approx 140 m<sup>2</sup>) this amazing space provides the immediate wow factor due to its sheer magnificence. With wooden floorboards and lots...

## LOCAL TAXES

|                  |          |
|------------------|----------|
| Taxe foncière:   | 1221 EUR |
| Taxe habitation: | EUR      |

## NOTES