

Renovated country house close to Bellac or Le Dorat



INFORMATION

Town:	Saint-Ouen-sur-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	85 m ²
Plot Size:	308 m ²

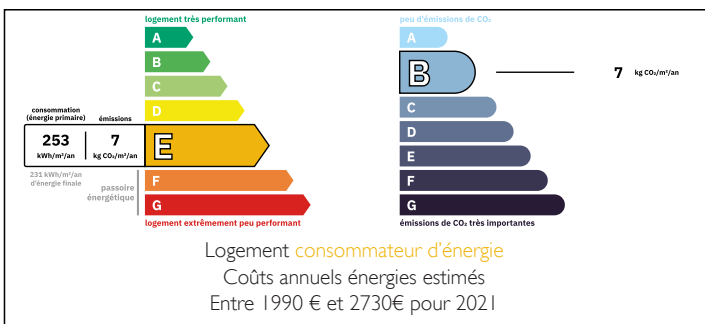
IN BRIEF

Charming, move-in-ready home ideal as a first residence or holiday retreat in France. Recently renovated to a high standard, it features a bright, fully equipped kitchen with pantry, a cosy lounge with pellet burner, and a dining area opening onto a garden terrace. The ground floor includes a full bathroom.

Upstairs offers two bedrooms plus a third via a separate staircase, perfect as a hobby space. A second garden with shed, patio, and vegetable plot enjoys countryside views.

Located in a quiet hamlet just 5 minutes from Bellac or Le Dorat, it combines peaceful living with easy access to local amenities.

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 is great opportunity for someone looking for their first home in France or looking for an idyllic holiday home. This has been a family for many years but now it's time for the owners to move to fresh pastures which leaves you with an exciting opportunity.

You can bring your bags and immediately enjoy your new home which would also make the perfect lock up and leave holiday house in France.

Upon entering the house you are immediately struck by the high standard of renovation and thoughtful touches the vendors have woven into the texture of the home. The kitchen is a bright and fully fitted with modern appliances and plenty of workspace complemented by a pantry for storage.

The lounge is a cosy retreat with a new pellet burner to keep you warm through winter and then the dining room flows out onto a nice garden seating area. A full bathroom with W/C completes the ground floor.

Upstairs on one side of the house you have two good size bedrooms which are handy for guests or family. On the other side of the house is a separate stair case which takes you to the third bedroom currently used as a sewing and hobby space.

Just down the country lane a second outside area awaits with a small lockup shed for storing gardening tools and the essential BBQ and garden chairs. This garden enjoys views over the countryside and features a dedicated patio seating area and even a...

LOCAL TAXES

Taxe habitation: EUR

NOTES