

Large two bedroom property in good location close to village and amenities with small garden



INFORMATION

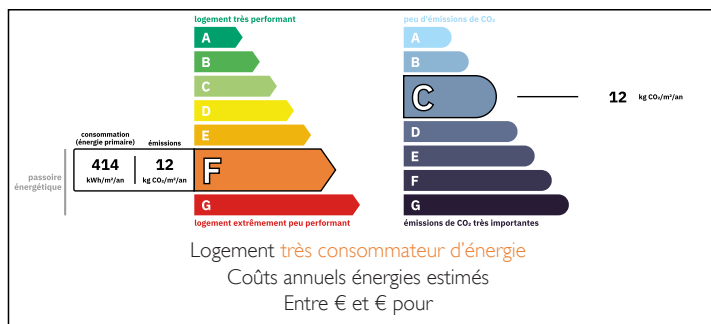
Town:	Mailhac-sur-Benaize
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	119 m2
Plot Size:	0 m2

IN BRIEF

Two bedroom house with attached garden, small outbuildings, wood central heating with a brand new roof and double glazing. Perfect for a home or holiday lock up.



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 two-bedroom home presents an exciting opportunity for buyers seeking space, potential, and exceptional value for money. Benefiting from a brand-new roof, double glazing, and an efficient wood-fired central heating system, the property provides a solid foundation for renovation and modernisation.

Entering on the main floor, a central hallway leads to two well-proportioned bedrooms measuring 3.08m x 3.63m and 3.16m x 3.03m. The heart of the home is a spacious open-plan kitchen, lounge, and dining area (3.62m x 5.50m), offering excellent potential for contemporary family living. Also on this level are a shower room (3.65m x 1.55m), access to a convertible loft space, and stairs leading to the basement level.

The generous basement accommodation comprises a boiler room (5.06m x 2.89m), office space (2.97m x 2.64m), WC, and two additional rooms measuring 2.61m x 3.80m and 2.20m x 3.19m. A rear door provides direct access to the garden, where two useful outbuildings offer additional storage or workshop potential.

Offered at an attractive purchase price, this property represents a wonderful project for those looking to create a modern home tailored to their own style and requirements. With its flexible layout and scope for improvement, it could easily be transformed into a stunning open-plan residence or an innovative upside-down living design that maximises both space and light. As so much to offer, Space, potential and fantastic value for money are just to start. The house has a brand new roof, double glazing and a wood fired central heating system...

NOTES