

A beautiful 3 bedroom hamlet property with attached garden, barns and additional parcels of land nearby

EXCLUSIVE



INFORMATION

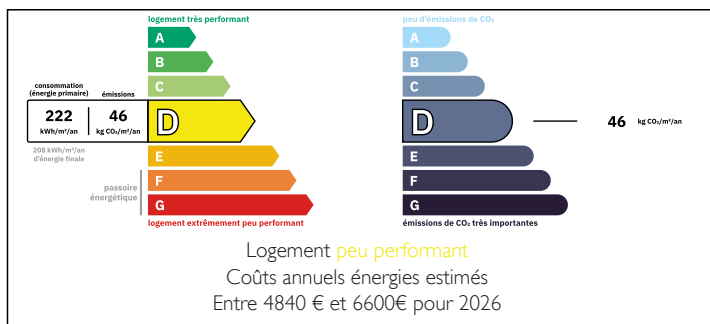
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	219 m2
Plot Size:	5292 m2

IN BRIEF

Formerly three cottages, this beautifully renovated property now offers a stunning two-bedroom home with an attached one-bedroom house ready to finish. The main house features a stylish fitted kitchen, spacious dining area, large living room, office, utility room and downstairs WC. Outside, there is an attached barn, a second barn opposite, and an attractive garden with terrace. Combining character, space and future potential, the property is ready to move into while offering the opportunity to create additional accommodation for guests, family 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.



NOTES

DESCRIPTION

This delightful character property offers a beautifully renovated two-bedroom home together with an attached house ready to finish, ideal as a gîte, guest accommodation or independent living space. Combining generous living accommodation, useful outbuildings and additional parcels of land, the property is ready to move into while still offering exciting future potential.

Entering the property, you are welcomed into a lovely farmhouse-style kitchen measuring approximately 6m x 5m. This attractive room features a wood-burning stove, range cooker and ample space for a large farmhouse dining table, making it a warm and inviting heart of the home.

The kitchen opens into a spacious dining room measuring approximately 5.5m x 4.5m. French doors lead directly onto the garden terrace, creating a wonderful flow between indoor and outdoor living and providing the perfect setting for entertaining family and friends.

A door from the dining area leads into the large living room measuring approximately 6.3m x 5.5m. This comfortable and characterful room benefits from a second wood-burning stove, providing a cosy atmosphere throughout the cooler months.

Double doors open from the living room into a useful office measuring approximately 3.2m x 3m, ideal for home working, hobbies or additional occasional accommodation.

Located just off the kitchen are a practical utility room measuring approximately 1.2m x 3m and a separate downstairs WC.

On the first floor are two generous bedrooms measuring approximately 6m x 5.5m and 5m x 3.5m respectively. These are served by a spacious family bathroom measuring approximately 3.1m x 3.6m, fitted with...