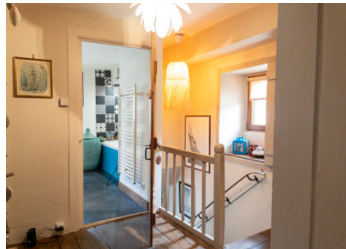


Delightful stone house in a quiet hamlet with an independent gîte income, 15km Limoges airport, 14km St Junien



INFORMATION

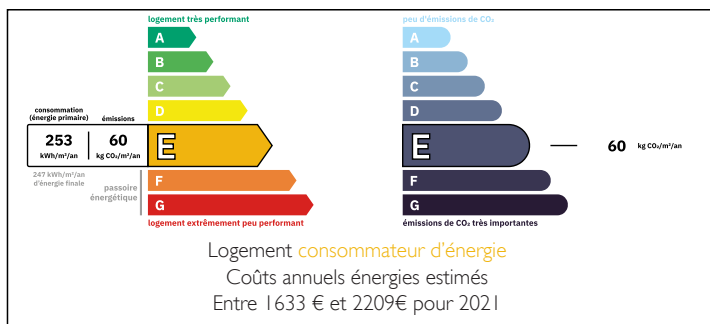
Town:	Sainte-Marie-de-Vaux
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	365 m2



IN BRIEF

A 3 bedroom traditional stone house in the quiet commune of Saint Marie de Vaux, within easy distance of Saint Junien, Limoges airport and Rochechouart. A small gîte adds extra income possibilities, a large barn useful as a garage or potential to extend the gîte to something larger, a manageable garden, and communal well. Close to centres of employment or a holiday retreat near to amenities and activities.

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.



LOCAL TAXES

Taxe foncière: 651 EUR

NOTES

DESCRIPTION

The house entrance 4m², from the communal garden, has a working traditional stone sink, leading to the staircase of the upper floor and a fitted kitchen of 26m² with wood burning stove, laundry room of 5m², a living room of 13m² and an office 7m². The first floor landing of 4.6m² leads to two bedrooms 13m², 14m² and an additional dressing room or bedroom of 13m², a bath and shower room of 8.4m².

Adjacent to the house is a store room 10m² with ground floor fitted toilet, a wood store of 11m², further storage 5m² and a large barn of 52m² with a head height of 5.8m, suitable for a garage, workshop or for extending the gîte.

The neighbouring gîte with a separate entrance on 3 floors has a lower ground floor sauna and gym room of 16m² (access to the garden), the main floor kitchen and living room of 21m² with a wood burning stove and it's back boiler system for heating radiators. On the upper floor a bedroom of 21m² with integrated bathtub and en-suite w.c. vellux window.

The communal garden of 90m² links the house to the gîte, with access to the garage and the well, a private garden of 70m² offering shade and outdoor dining.

Well situated between Saint Junien 14km, Limoges airport 15km, Rochechouart 22km for amenities, restaurants, theatre, train and airline access.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>