

A pretty detached 1 bedroom hamlet cottage, attached garden , barn and workshop - room to add more bedrooms

EXCLUSIVE



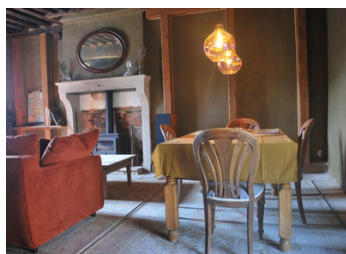
## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Lussac-les-Églises |
| Department: | Haute-Vienne       |
| Bed:        | 1                  |
| Bath:       | 1                  |
| Floor:      | 90 m2              |
| Plot Size:  | 1756 m2            |

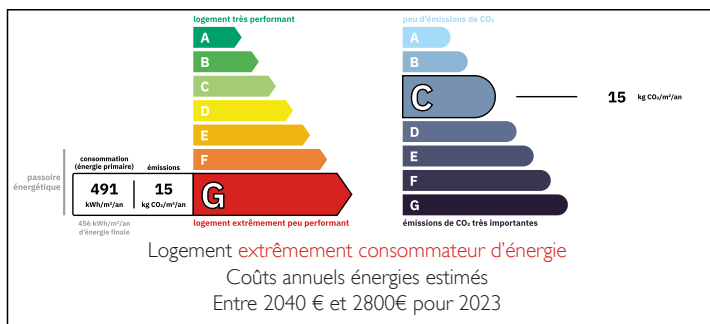
## IN BRIEF

Charming Country Property with Excellent Potential, Outbuildings & Large Garden

Set back from the hamlet lane in a peaceful rural hamlet, this characterful property offers spacious accommodation, a generous garden and a range of substantial outbuildings. With plenty of original features and considerable potential to create additional rooms upstairs, this is an ideal property for those looking for a home with space, character and scope for further development.



## 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: 300 EUR**

## NOTES

## DESCRIPTION

### Ground Floor

The property is entered via the front door into a generous living room measuring approximately 6m x 6.2m. This attractive room features a stone floor, a fireplace with wood burning stove and a door leading directly out to the garden. French doors open into the adjoining kitchen/dining room.

The kitchen/dining room measures approximately 4.2m x 6.2m, with doors providing access to both the front and rear of the property. The room offers plenty of space for a kitchen, dining and entertaining area.

A corridor leads to a shower room with WC, measuring approximately 2.9m x 2.7m.

The ground-floor bedroom measures approximately 3.7m x 4.9m and has its own door opening onto the rear garden, providing convenient direct access to the terrace

There are stairs leading to the first floor, with an additional staircase providing access directly from the living room.

### First Floor

The first floor currently comprises two large open areas, measuring approximately 10.5m x 5.2m and 6.2m x 4.7m.

With wooden flooring, Velux windows and a WC with wash hand basin already installed, this level offers an exciting opportunity to create further bedrooms, a home office, studio, additional living accommodation or a combination of rooms

The generous proportions and existing layout provide considerable flexibility for future owners to adapt the space to their individual requirements.

### Outside

To the front of the property is a small gravelled