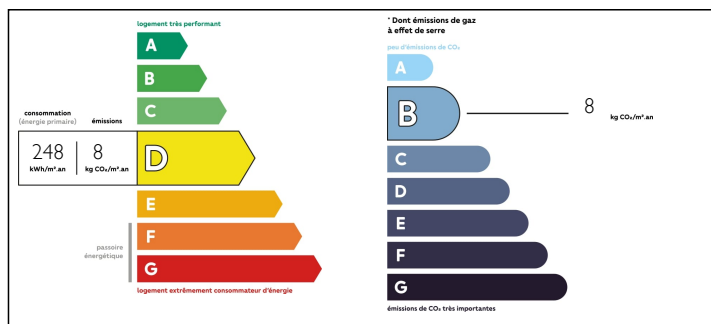


## The Old Presbytery

### EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Bonnet-de-Bellac
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	253 m2
Plot Size:	3267 m2

## IN BRIEF

Your chance to own a slice of history on this sympathetically modernised 18th century Presbytery in the heart of the picturesque Haute Vienne. The original features have been left on display from the open fireplaces to the grand staircases but the house has been comfortably updated with en-suite bathrooms to all four generously sized bedrooms, a fantastic open plan kitchen and dining room. Solar panels provide additional power to the property. The heating is a combination of aerothermal heating and a wetback wood burner which is going to keep the property warm even on the coolest days. The roof is in good condition, the house is connected to mains sewage in the village, and fibre internet is available. Walking distance to the local restaurant and bread stop or only 10 minutes by car to the large town of Bellac which has 4 supermarkets, cinema, restaurants, bars, café's and train station. Limoges...

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

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### Ground Floor

You enter into the private courtyard through remote controlled gates which provides ample parking for up to 10 vehicles. The large barn offers additional parking space or great room to tinker on several old classic vehicles out of the weather.

The main house is something special. As soon as you enter the grand hallway you are immediately struck by the size of the building and the weight of history settles comfortably around your shoulders.

The kitchen and dining area is focussed on entertaining guests and the open fireplace stands as a central conversation piece. The size of the fully appointed kitchen would make many French Chef's envious and the natural flow into the dining area insures you are will in touch with your guests.

Into the lounge...

## NOTES