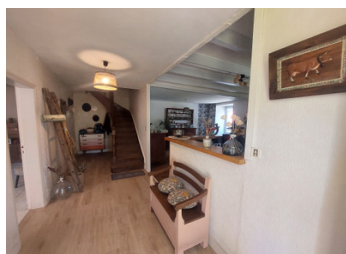


**UNDER OFFER** Beautiful chocolate box cottage with 3 bedrooms, an outbuilding and a big garden in a quiet hamlet.



## INFORMATION

Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	3639 m2

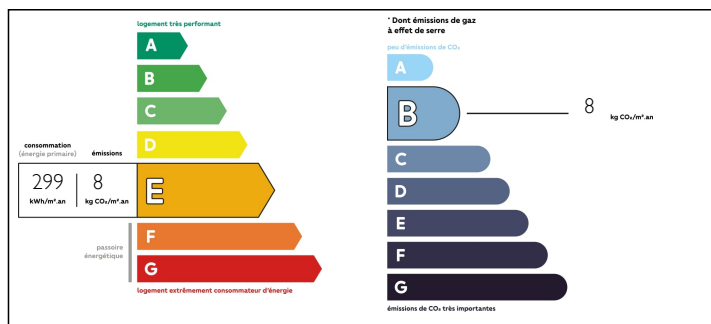


## IN BRIEF

This lovely house is ideal as a holiday home, main residence or an investment thanks to its 3 bedrooms, light living area, garden and its quiet location just 4km from Maisonnais sur Tardoire.

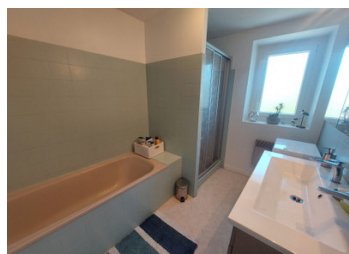


## ENERGY - DPE



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: 398 EUR

## NOTES

## DESCRIPTION

This house is attached to two barns (on side and behind) and consists of :

Ground floor :

- Entrance
- Kitchen / dinning area with a wood-burner that heats the radiators in the house. (25m2)
- Living room (21m2)

1st floor :

- 3 bedrooms (14m2 - 10,5m2 - 12,5m2)
- Dressing room (6m2)
- Bathroom with a bath and a shower (5,8m2)
- WC

Basement under the kitchen.

Outbuildings :

On the other side of the lane is an outbuilding with a few separate rooms (36m2) New roof in 2021.

Garden :

Courtyard garden in front of the house and a big garden the other side of the lane. 3639m2 Well.

Extra information :

- House roof was redone in 2015
- Double glazing (except for a few windows upstairs)
- Attic insulated (not suitable for conversion)
- Central heating thanks to the wood burner in the kitchen.
- Electric hot water heater
- Septic tank non conform

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