

**UNDER OFFER** -Petit and quirky hamlet house with attached terraced garden.



## INFORMATION

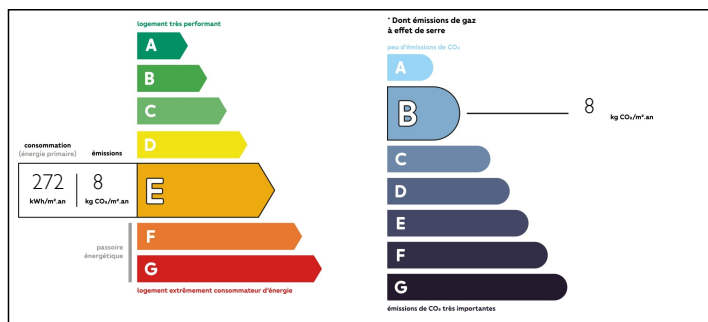
Town:	Bessines-sur-Gartempe
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	73 m <sup>2</sup>
Plot Size:	427 m <sup>2</sup>

## IN BRIEF

A lifetime of love and memories is captured in this quirky two bedroom house set in the hamlet of Vaugoudreix that is walking distance (1.3km) to the main town square of Bessines-Sur-Gartempe. Lovely views from the attached garden which look out over the valley towards Bersac-sur-Rivalier. Enjoy the shade under the large established fig tree or entertain on the patio amongst the fragrance of the wisteria. A perfect holiday home or permanent home with off street parking. Close to the A20 with access to Paris and Limoges.



## ENERGY - DPE



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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

You will find this gem of a property nestled in a small hamlet of houses. She is not big but in good condition and oozes with character and soul.

There is private off street parking outside from which you can choose to enter onto the upper floor of the house or you can choose to step down to the ground floor. As we said, this is a quirky set up and is not a traditional layout!

The upper front door brings you into the kitchen and dining area with double aspect light and a lovely cool breeze passing through. From the kitchen you can enjoy the views over the valley and stairs take you down onto the patio area under the fragrant wisteria.

Adjoining the kitchen is the upper living room featuring a gorgeous wood fireplace for cosy winter evenings which will provide warmth to the upper floor. The bedroom on this level will comfortably fit a queen or king size bed and again enjoys the elevated views over the valley.

The family bathroom is located on this floor and is a really great use of space to even accommodate a bathtub!

Access to the ground floor is via the internal staircase which brings you into a light room which is currently serving as a dressing room. This has access out onto the patio and lovely exposed stone walls.

Off this room and accessed by passing under the stairs is the utility/laundry room and handy storage. With the plumbing...