

A beautifully fully renovated stone house with 3 ensuite bedrooms ,garden and barn, a definate must view!



## INFORMATION

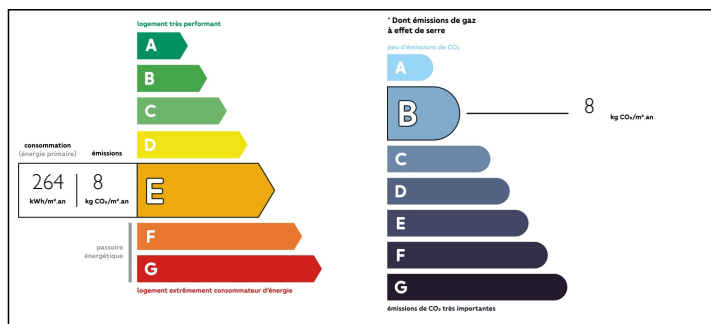
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	4
Floor:	166 m2
Plot Size:	4173 m2

## IN BRIEF

This tastefully renovated character property is situated on a very tranquil country road near the village of St Barbant in the Haute Vienne. I'm sure the first to see will buy as it is beautiful!



## 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: 580 EUR**

## NOTES

## DESCRIPTION

Welcome to this charming and warm stone house, offering a peaceful and inviting atmosphere. This character-filled property has undergone a meticulous renovation recently, combining modern comforts with the timeless charm of timber and exposed stone.

### GROUND FLOOR

Beautiful travertine tiled floors run throughout all of the groundfloor.

Living room 36.32m<sup>2</sup> with a woodburner and staircase. From here you have a second snug/living room 8.9m<sup>2</sup> with French doors to the garden.

The stunning kitchen 25.26m<sup>2</sup> has new fitted units and french doors onto a side terrace. The oven and hob are both electric with the original bread oven still visible that makes a wonderful a feature to the kitchen.

There is a downstairs bathroom 5.51m<sup>2</sup> complete with shower and wc, one of 4 bathrooms in this house.

A lovely bright and spacious ground floor bedroom 22.89m<sup>2</sup> with en-suite shower room 6.85m<sup>2</sup> and a dressing/laundry room 7.09m<sup>2</sup> complete the ground floor.

### FIRST FLOOR

The fabulous exposed stonework and timbers carry on through to the 1st floor where you will find Bedroom 2 (21.78m<sup>2</sup>), another spacious bedroom with ensuite shower room 5.74m<sup>2</sup>.

Bedroom 3 20.49m<sup>2</sup> is another character bedroom with a beautiful brick chimney and another ensuite shower room 5.28<sup>2</sup>

Outside, a large garden surrounds the house, offering a serene and picturesque setting with fruit trees. Whether you dream of cultivating a beautiful flower garden or simply enjoying the tranquility of nature, this expansive outdoor space provides the perfect canvas for your vision. There is a delightful terrace off of the kitchen with a useful small outbuilding...