



## Pretty 3 Bedroom Limousin Hamlet House. Ideal for Holidays or Permanent Residence

This is a lovely cosy house with a small but very well kept garden with a bbq patio area out from the dining room. A perfect low maintenance property. 3 Bedrooms plus an attic available for conversion give lots of space and there's even a separate dining room. Double glazing throughout and a wood burner . . .

There are plenty of character features in this property, stone walls, wooden beams, tile floors. Combined with the double glazing and mains drainage it makes the ideal french property.

Entering the property the living room is a good size and has a wood burner insert .Up from the living room the stairs lead to 2 bedrooms and a further staircase goes to the attic, great for storage at the moment but could be converted into further bedrooms. Back downstairs there is a shower room, kitchen and leading from the kitchen is the dining room. The dining room has patio doors out onto the garden and bbq area. Stairs rise from the dining room to a further living area with great views across the fields plus another separate bedroom.

The property also comes with a separate small piece of land along the lane, there are a few fruit trees and it would be ideal as a veggie plot.

The village is only 5 minutes away for a glass of wine or a meal in the bar/restaurant.

Limoges airport with daily flights to several Uk destinations plus Paris and Lyon can be reached in approx 45 mins.

**Town:** St Hilaire La Treille  
**Dept:** Haute Vienne  
**Plot size (m2):** 580  
**Habitable (m2):** 110  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Agent:** Karen Porter

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