



**Very pretty character property with 1.5 acres of adjoining land, near Bellac (87)**

This is such a pretty house, tucked away in a quiet little hamlet about 10km from Bellac. There's a traditional unfitted kitchen, dining room (or 3rd bedroom), large, cosy lounge with small mezzanine, 2 bedrooms and 2 bathrooms. The barn is attached to the house and can easily be used to provide further accommodation if required. Well, bread oven and lawned gardens with . . .

The house has an entrance hall with under stairs cupboard, and leads to the dining room and kitchen. The dining room is about 25m<sup>2</sup> with painted beams, walls semi-wood panelled, and tiled floor. The kitchen (25m<sup>2</sup>) has beams, tiled floor and large granite fireplace housing an efficient wood burning stove. The dishwasher and washing machine will be staying. A large bathroom with small bath (it was purposely chosen for dog washing!) and shower completes the downstairs.

Upstairs we have a wonderful, large sitting room (35m<sup>2</sup>) with oak floors, exposed stone walls, and Supra woodburning stove, with small mezzanine; one bedroom of 25m<sup>2</sup>; 2nd bedroom of 28m<sup>2</sup> with two curtained cupboards, and large bathroom with large bath and large shower. There is the potential to add a third (or more) bedroom by extending through to the attached barn. The door and floor is already in place.

The attached barn has endless possibilities. The current owners had thought of turning it into a self contained apartment to let out.

There's plenty of workshop space, a hanger for whatever, well, original stone bread oven, and polytunnel for growing your own veg or flowers all year round.

The large over the . . .

**Town:** Bellac  
**Dept:** Haute Vienne  
**Plot size (m<sup>2</sup>):** 6900  
**Habitable (m<sup>2</sup>):** 100  
**Bedrooms:** 3  
**Bathrooms:** 2  
**12180AA87** € 136 250

