

For Sale lovely cosy cottage in Haute Vienne, 87160, France.

45,000 euros, private sale (no agent fees) buyer to pay Notaire fees

For sale is my lovely stone built mid 18th century semi-detached cottage in the village of Mailhac sur Benaize.

2kms from Saint Sulpice les Feuilles with all necessary shops, amenities, bar/restaurant and supermarket.

The picturesque Lac de Mondon, (Lake) is 2km from the village with lovely woodland, river and lakeside walks. There are two restaurants and a swimming pool open in the summer months.

The railway station at La Souterraine is only a 15 minute drive away with direct trains to Paris and Limoges from where you can take connections to all over France and the UK. La Souterraine has a good selection of supermarkets and a DIY store.

The village is very peaceful but is less than a 10 minute drive to junctions 21 and 22 of the toll free A20 motorway. The city of Limoges is just 30 minutes away and Limoges Bellegarde Airport has flights most days to the UK to a number of airports.

Habitable surface: 80m2

Outside Land size: 65m2

Mains drainage

New roof completed August 2018

Wood Burner and electric wall heaters

Original oak floor boards

Secondary glazed windows

Garage and also Independent outbuilding/workshop 16m2

Big convertible attic space

Ground floor Cosy living room (17m2) with large old fireplace and wood burner.



Kitchen (20m2) with fitted oven and hob, cupboards and white goods. Dining area.



Shower room/Wc with recently fitted walk in shower, basin and toilet



First floor

3 bedrooms, 11m², 9m², 7m² - two are interconnecting.





1 dual aspect office/snug (9m2)



Outside

Secure, newly fenced and gated sunny, south facing garden with garage, off street parking, lawn and gravelled areas





Independent outbuilding/workshop (16m²)



Streetview

