



## Charming bungalow with barns and private lake,

87160, Cromac, Haute-Vienne, Nouvelle-Aquitaine

\* Available \* 1 Bed \* 1 Bath

Charming bungalow with barns and private lake

# €162,000

Ref: BVI69717

Telephone: +44 (0) 1225 463752    Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 



## Property Description

What a delightful find this property is. Currently the house has 1 bedroom, but initial planning has been agreed to extend up into the attic to create a further 2 bedrooms and a bathroom. At the moment there is just decoration and flooring to consider in the lounge and the bedroom, but the house is perfectly habitable and sits in a pretty hamlet in the peaceful countryside.

On entering the property you go straight into the lounge with a feature fireplace and wood burning stove at one end. Doors lead into the pretty dining room, which also has a fireplace and a large wood burner. This room is open to the kitchen. The bathroom can be accessed from either of these two areas (doors into each section) and there is a separate WC off of the hallway, which leads onto the utility room and the bedroom. The bedroom is flooded with natural light thanks to double French doors.

There is a pretty garden attached to the house and a large attached barn. Directly across from the house is another large detached barn, which has a pretty covered terrace and is surrounded by a beautiful garden. Leading from this barn is a small track which goes down to your own private lake, stocked with Carp, Tench & Roach and enclosed by a gate and fencing. It truly is a little piece of paradise.

Only 10kms away you will find a village with numerous amenities, such as a convenience store, boulangerie, post office, pharmacy and school.

This is a real must see!

Price including agency fees : 162.000 €

Price excluding agency fees : 150.000 €

Buyer commission included: 8 %



