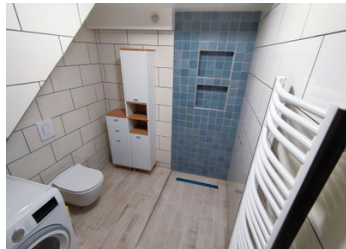


One large detached family house or two self-contained dwellings with garden and outbuildings



INFORMATION

Town:	Balledent
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	7529 m2



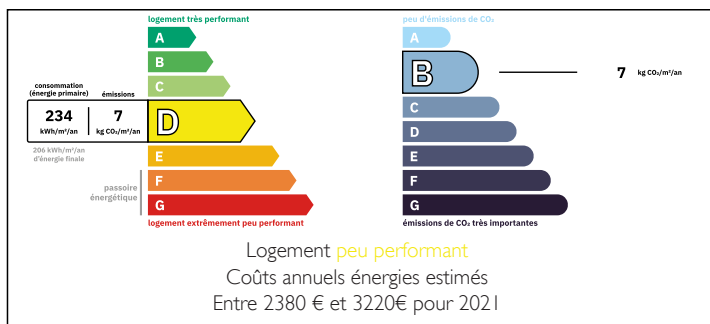
IN BRIEF

Opportunity awaits on the outskirts of historic Chateauponsac and Rancon in a quiet secluded location surrounded by the wonderful Haute Vienne countryside. Five bedrooms, two bathrooms, three barns and a whole lot of land. Unobstructed views.

The hard work on this property has been nearly completed with double glazing, modern central heating, electrical and new roof. Due to a change in circumstances we are looking for a new owner with the vision to complete the dream of a large family home or a home with income.

Handy to the Saint Pardoux leisure lake area, 30 minutes to La Souterraine with direct trains to Paris and 40 minutes to Limoges airport.

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.



DESCRIPTION

This is a welcoming five bedroom house with rooms of generous proportions which just needs the final push to complete into a wonderful long term home. The floorplan is in the pictures to give an idea of layout. Dimensions are approximate.

On the left side of the house you have a downstairs living room, new kitchen and new bathroom. Upstairs there are two large bedrooms and the hallway has space to create another upstairs bathroom with WC.

The right side of the house has a living room and kitchen / dining area with a combined space of over 40 m2. There is a downstairs bathroom, separate bathroom and WC and a handy wine room or scullery.

Upstairs there are two huge bedrooms over 20m2 and also a smaller bedroom which is currently used as a home office.

Opposite the house there are three large barns which helps to form a private and secluded courtyard area with plenty of room for projects or building materials.

The house sits in over 7,500 of land which is mostly pasture and ensures privacy from the only other neighbour down this country lane. This is the perfect location which puts you within a comfortable walk to Rancon which has your local restaurant, hairdresser and local farmers market.

The local supermarket is around 5 minutes by car in the vibrant historic village of Chateauponsac and you are also to the Saint Pardoux leisure lake area, 30 minutes to La Souterraine with high speed trains to Paris...

LOCAL TAXES

Taxe habitation: EUR

NOTES