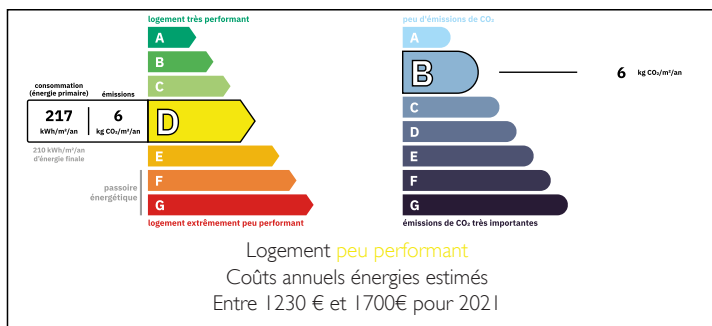


Country retreat bring your own horse



ENERGY - DPE



INFORMATION

Town:	Saint-Georges-les-Landes
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	20385 m2

IN BRIEF

Situated in a tranquil location, this renovated 4-bedroom house is a true gem for those seeking privacy and serenity. The property features horse stabling, pasture, and lush woodland, making it perfect for equestrian enthusiasts or nature lovers.

Boasting an open plan layout with central heating and double glazing throughout, this home offers modern comfort in a secluded setting. The separate guest accommodation provides space for visitors or potential rental income.

Located just 10 minutes from town, this property combines convenience with luxury living.

Don't miss out on the opportunity to own your own private retreat in the heart of nature's beauty. Schedule your viewing today and experience the charm of country living at its finest!

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.



LOCAL TAXES

Taxe foncière: 380 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover this lovely 2-hectare property, perfectly designed for horse lovers and those seeking a peaceful, rural lifestyle.

The freshly renovated main house features an open plan lounge, kitchen, and dining area, creating a warm and inviting space for family gatherings. The ground floor includes a spacious bedroom with a full bathroom and a convenient guest WC.

Upstairs, you'll find three generously sized bedrooms, a second bathroom, and a large landing area that could be transformed into a stylish office space.

This property also boasts a cellar with three large rooms, ideal for cold storage or as a workshop. Enjoy the comfort of central heating powered by a cozy wood-burning furnace. The house is connected to the town's water supply, ensuring convenience and peace of mind.

In addition to the main residence, there's a charming tiny house guest accommodation featuring an open plan kitchen, dining, and lounge area, along with two bedrooms, a shower room, and a separate WC — perfect for hosting family and friends.

An old cottage on the property offers potential for conversion into a stable, catering to your equestrian needs. For those with a passion for horticulture, the grounds include two large metal frame poly tunnels previously utilized as stables for horses. The property also benefits from well water availability.

Experience tranquility and privacy, surrounded by mainly flat land interspersed with woodland that adds character to the landscape.

Located just 10 minutes from Saint-Sulpice-les-Feuilles, which offers cafes, schools, and a supermarket,...