

OPEN TO OFFERS! Family home with potential for a gite, studio rental opportunities. close the lake in Meuzac!

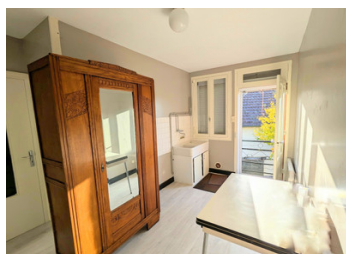


INFORMATION

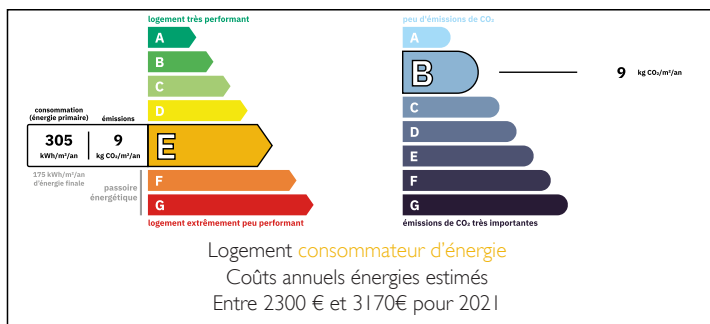
Town:	Meuzac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	123 m2
Plot Size:	1455 m2

IN BRIEF

Nestled in the centre of Meuzac, this versatile family home offers the perfect balance of comfort, functionality, and investment potential. Boasting generous living space and a flexible layout, the property is an ideal choice for those looking to settle in a welcoming community while also providing opportunities for rental income or home-based business ventures.

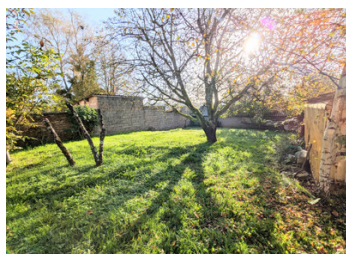


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1257 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor Living: The heart of the home features a generous, open-plan living and dining area (30m²) that's perfect for family gatherings and entertaining guests. Wood burning fire & wood flooring. Kitchen (8.4m²) with wooden units and tiled flooring. The ground floor also includes two bedrooms (9m² + 11.5m²). Additionally, an office (14m²) provides a versatile space for remote work or study or an additional bedroom. A family bathroom (4m²) and separate WC.

Additional Rental Potential: The first floor of the property include a self-contained apartment with its own entrance, making it ideal for generating rental income. Whether you're looking to rent out the space long-term or use it for short-term stays, the possibilities are endless. There is potential to access this floor from the ground floor and use this level as part of the main house.

The property includes another self-contained 2-bedroom apartment. This additional accommodation significantly boosts the property's rental potential again either for long term rental or as holiday location. Furthermore, the property offers a third rental opportunity, in need of renovation, perfect for further income generation.

Ample Workshop Spaces: For those in need of workspace or looking to start a business, the property includes a large workshop, a former shop, a hangar & garage areas, equipped with ample storage. Perfect for tradespeople, hobbyists, or entrepreneurs looking to work from home.

The garden provides a great outdoor space for families to enjoy, whether it's for gardening, play, or relaxation

Prime Location: Situated in the vibrant...