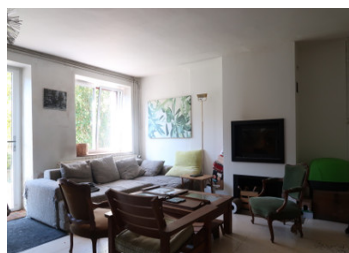


Riverside farmhouse with 3,7hA of land and several annexes



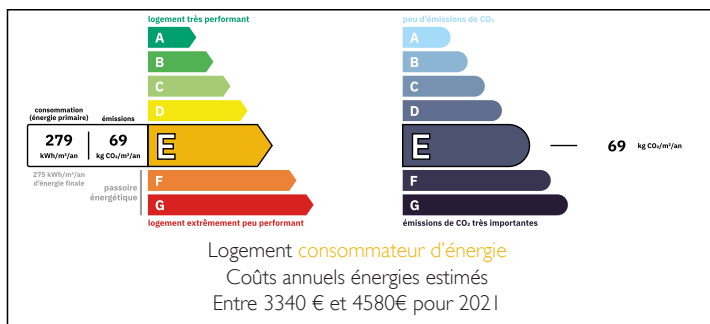
INFORMATION

Town:	Saint-Léonard-de-Noblat
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	117 m2
Plot Size:	37568 m2

IN BRIEF

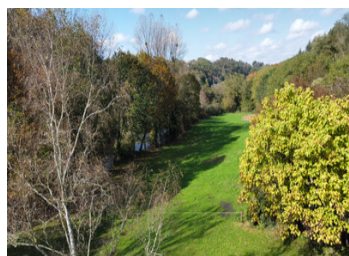
This property is a one of a kind, as it stretches along the Vienne River, with land suitable for horses and/or other animals. There are no direct neighbours.

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 habitation: EUR

NOTES

DESCRIPTION

Jacco van Mourik offers this great riverside property consisting of:

Main house:

Ground floor: large kitchen (25 m²), living room (23 m²), bathroom (6 m²) and separate toilet and boiler room (oil)

First floor: three good-sized bedrooms (23, 21, and 16 m²).

Attached to the house is a big barn, with on both side's old farmhouses. The far end of the barn could easily be transformed into a second house or a gîte (43 m² total)

At the end of the building you will find a covered area that functions as a chicken house, but could also be a garage.

The land is all adjoining and reasonably flat. You could have horses, cows, sheep, or goats. It is currently used for horses, so everything is in place for that (electric fencing, water reservoirs, etc).

The land offers several springs and wells.

++ South facing riverside property ++
++ Double-glazing, recently done ++
++ Septic tank (2021) conforming the norm ++
++ Very quiet, with no surrounding direct neighbours ++

Saint-Leonard-de-Noblat provides all amenities you need. Limoges is only 20 minutes away, reachable by train or car.

Please feel free to contact me for more information, more photos, or to discuss the possibilities to view.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>