

Large family home renovation



INFORMATION

Town:	Saint-Georges-les-Landes
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	714 m2

IN BRIEF

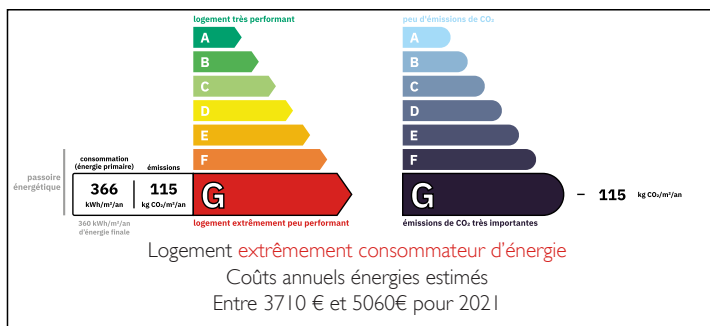
Welcome to this detached renovation located near the picturesque village of Saint-Georges-les-Landes. This single-floor property features a spacious kitchen, open living/dining room, and four bedrooms perfect for hosting family and friends. The convertible attic offers endless possibilities for customization or additional living space.

The property also includes an adjoining barn, providing ample storage or workshop space, as well as a small additional house ideal for use as a guest suite or rental income opportunity. Outside, the garden features a traditional well adding to the charm and character of the property.

Although this project house was inhabited until recently, some renovations are needed, including double glazing, electrical updates, insulation, and a new fosse. Once completed, you'll have a stunning property in an idyllic location.



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

Discover endless possibilities in this charming detached house nestled in a tranquil hamlet just outside Saint-Georges-les-Landes.

This inviting home features a practical layout with a spacious ground floor, including a kitchen, a cozy living/dining room, four well-sized bedrooms, a bathroom, and a separate toilet. The expansive lofted attic above presents a fantastic opportunity for conversion, allowing you to tailor the space to your needs.

Adjacent to the house, a large barn not only houses the central heating boiler room but also offers ample parking for larger vehicles or the perfect space for a restoration project.

Across from the house, a quaint single-room structure provides an ideal setting for future guest accommodations, while a small outbuilding, once a bread oven, adds character to the property.

The generous adjoining garden behind the house is perfect for vegetable patches or even a swimming pool, with the added bonus of a garden well to support your outdoor endeavors.

Although this project house was inhabited until recently, some renovations are needed, including double glazing, electrical updates, insulation, and a new fosse. Once completed, you'll have a stunning property in an idyllic location.

Conveniently located just 10 minutes by car from full shopping amenities and schools in Saint-Sulpice-les-Feuilles, you're only 20 minutes from high-speed trains to Paris and 50 minutes from international travel via Limoges Airport.

Don't miss the chance to make this your dream home!

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: 220 EUR

Taxe habitation: EUR

NOTES