

OPEN TO OFFERS! Spacious 6-Bedroom Family Home with Barn, Garage, and Garden in La Porcherie, Haute Vienne.

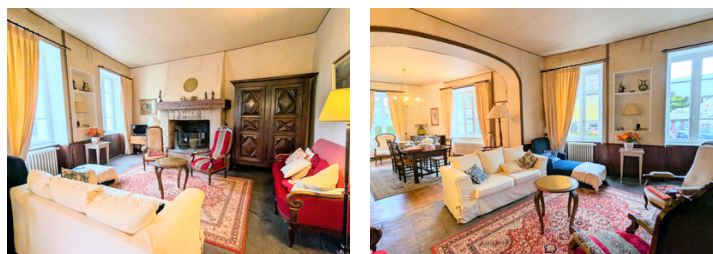


INFORMATION

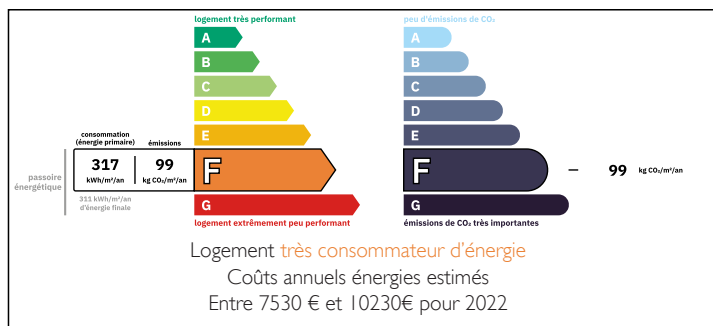
Town:	La Porcherie
Department:	Haute-Vienne
Bed:	6
Bath:	2
Floor:	188 m2
Plot Size:	499 m2

IN BRIEF

Situated in the centre charming village of La Porcherie, this 6-bedroom family home combines charm, space, and potential. Set on a 701m² plot, it offers generous living spaces, a delightful garden, terrace and a barn for storage or an activity. While some updating is required, the property offers a wonderful opportunity to create your dream home.



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

The ground floor boasts a spacious 40m² living and dining room with a cosy open fireplace, a convenient ground-floor bedroom, a shower room with WC, and a kitchen ready for updating to your taste.

Upstairs, there are four generously sized bedrooms (17m², 18.7m², 12.8m², and 14.2m²), all with wood flooring, alongside a smaller single bedroom or office (7m²), offering versatility.

1st floor bathroom (9.5m²) with a bath, hand basin & WC

A large attic space adds further potential for storage or conversion.

Additional features include:

- * A 37m² barn, ideal for storage or creative use.
- * A garage with an attached workshop for hobbyists or practical needs.
- * A boiler room and cellar for additional storage.
- * A lovely garden to the side of the barn, perfect for outdoor activities or relaxing. Terrace 45m² in front of the house.

The house profits from mains drainage and an oil central heating system

Located close to the A20 motorway, La Porcherie offers easy access to both Limoges and Brive-la-Gaillarde. Limoges Airport is just an hour's drive away, making this property an excellent base for both local living and travel.

While some updating is needed, this home offers the opportunity to create your ideal space in a serene and convenient location. Don't miss the chance to make it your own!

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

LOCAL TAXES

Taxe foncière: 654 EUR

Taxe habitation: EUR

NOTES