

Grand Village House with large garden, orchard and paddock



INFORMATION

Town:	Saint-Georges-les-Landes
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	160 m ²
Plot Size:	47145 m ²

IN BRIEF

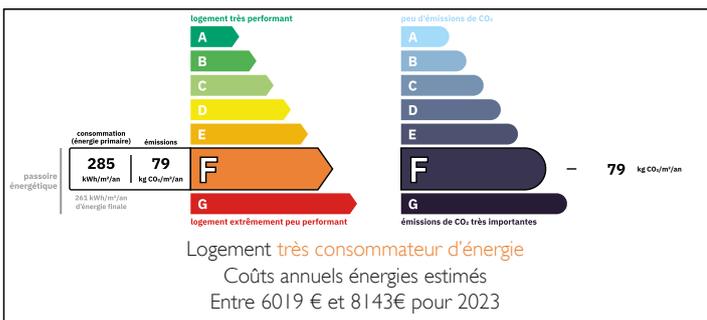
Nestled within walled gardens and surrounded by gardens and an orchard, this stunning village house offers a perfect blend of charm and potential. The house is in good condition but will welcome a refresh. There is double glazing and oil central heating in place.

The house comes with a large double height barn and a separate building across the garden that used to be the old coach house and stables. This building is in great condition and could be converted into a large house or apartments with stunning dimensions!

There is flat horse paddock directly opposite the house across a quiet road and a further piece of land about 1.5km away.

Lots more photos available!

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

Enter through a courtyard into a welcoming reception room adorned with a feature fireplace and decorative tiled floor, setting the stage for tranquil evenings. The separate formal dining room boasts high ceilings, elegant wood panelling, and an exquisite ceiling rose, perfect for hosting memorable gatherings. The well-lit kitchen, designed for both functionality and enjoyment, opens directly to the back gardens, creating an ideal space for indoor and outdoor entertaining. On the ground floor, a spacious bedroom with garden access provides comfort, complemented by a full downstairs bathroom for convenience.

As you ascend to the upper level, you'll discover three sun-drenched bedrooms, each boasting a charming feature fireplace, picturesque country views, and polished wood floorboards. A second family bathroom adds to the practicality of this home. A guest wing at the other end of the house, complete with a fifth bedroom and dressing room with a WC with handbasin.

Attached to the house, the first barn features a generous workshop area, utility room, and the central heating system.

The magnificent stables block, rich with history and character, is a standout feature of this property. Urban zoned, these stables present a unique opportunity for conversion into accommodation, with electricity already in place and mains village sewage accessible nearby. The meticulously maintained roofs provide a solid foundation for your creative vision.

Set on expansive private grounds of 4,200m², you'll find a delightful mix of established orchards, open grassed areas, and evergreen trees, all enveloping your personal sanctuary. Just...

LOCAL TAXES

Taxe foncière: 1031 EUR

Taxe habitation: EUR

NOTES