

## Country house with garden and garages



## INFORMATION

Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	88 m <sup>2</sup>
Plot Size:	863 m <sup>2</sup>

## IN BRIEF

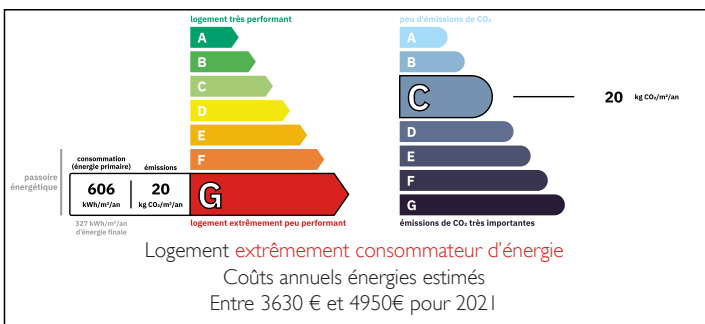
Welcome to this charming 3 bedroom house near the picturesque village of Lussac Les Eglises.

As you enter, you'll be greeted by the cozy living area with beautiful exposed beams and a traditional fireplace. The kitchen is spacious and perfect for preparing delicious meals to enjoy in the private garden just outside.

One of the highlights of this home is the large workshop, ideal for DIY projects or extra storage space. Thinking about expanding? The possibility to create a master suite above the workshop provides endless opportunities for customization.

Enjoy the convenience of nearby amenities, including a supermarket, pharmacy, local market, and café, all within a 5-minute drive, with the larger town of Le Dorat just 10 minutes away and Limoges International Airport under an hour's drive.

## 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

Nestled in a vibrant hamlet, just a 5-minute drive from the charming village of Lussac Les Eglises, sits this delightful semi-detached family home, brimming with potential.

This diamond in the rough offers a fantastic opportunity for a creative homeowner to add their personal touch and create a truly stunning residence.

Boasting a private enclosed courtyard, a large entertaining room with exposed beams and a central fireplace, a ground floor bedroom and bathroom, and a well-positioned kitchen with access to the rear garden, the current layout offers comfortable living.

Upstairs, two further bedrooms and a second WC provide ample space, while a significant extension opportunity could exist on the mezzanine floor of the workshop area, allowing for the creation of two additional bedrooms and a reconfigured ground floor layout.

A large private garden, complete with a whimsical gnome family, completes this idyllic setting.

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This is your chance to transform a charming house into your dream village getaway!

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES