

Gorgeous detached stone house with small second house, outbuildings and stunning garden

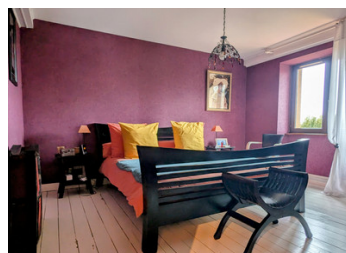


## INFORMATION

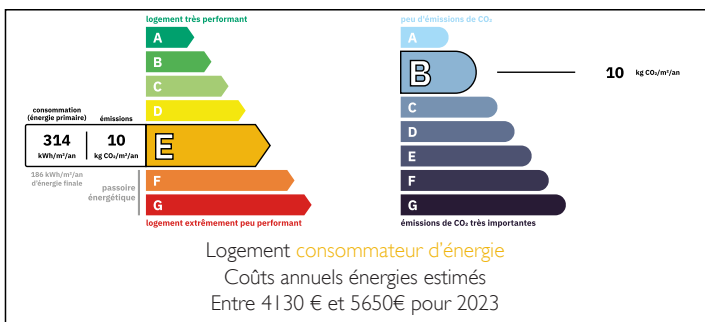
Town:	Pageas
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	184 m2
Plot Size:	4402 m2

## IN BRIEF

Situated in the Perigord National park in a small hamlet near to the village of Chalus which is known for its famous chateau where the Richard the Lionheart was mortally wounded in 1199. The airport of Limoges is at 28km.



## 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

This beautiful property is located in a small hamlet on an acre of private gardens.

The converted barn consists of an open plan living area (60m<sup>2</sup>) with a bedroom (10.8m<sup>2</sup>), bathroom and WC on the ground floor.

The upper floor consists of a mezzanine, two double bedrooms (16.4m<sup>2</sup>, 15.8m<sup>2</sup>) and a further small bedroom in the eaves with a bath and sink (5.7m<sup>2</sup>). Attached to the main house is a small cottage, ripe for renovation into a gite for visiting family and friends or to let to holiday makers. It consists of two rooms on the ground floor (25m<sup>2</sup> et 20m<sup>2</sup>) and an attic space that could be made into a bedroom. It also has beautiful old features such as the large stone chimney, the old window sink and exposed beams. There is also a barn (60m<sup>2</sup>), a pig sty, two wooden garden cabins and a well for watering the garden. This property is a must-see!

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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 foncière: 797 EUR**

**Taxe habitation: EUR**

## NOTES