

Quirky house boasting extensive grounds and endless possibilities.



INFORMATION

Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	118 m2
Plot Size:	4874 m2

IN BRIEF

Charming, quirky house with large grounds and huge potential for self-sufficient living.

Original 'tommett' tile floors, kitchen leading to a generous garden, and a spacious barn await. A second bedroom with exposed beams and a shower room is nearing completion.

Across the lane, a paddock is divided for livestock, gardening, and even a small woodland for firewood. Finish the renovations and create your dream home!

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

DPE not required.

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

Escape to the countryside with this utterly charming, quirky house boasting extensive grounds and endless possibilities.

The first floor welcomes you with original 'tommett' tiled floors in the kitchen, living room, and bedroom, creating a rustic yet inviting ambiance. The kitchen seamlessly flows into a practical storeroom and then out to the generously sized attached garden – perfect for al fresco dining and relaxation. A convenient ground floor bathroom adds to the ease of living.

Hobby enthusiasts and car lovers will be thrilled with the workshop and large barn, offering ample space for projects and passions. On the second floor, discover a spacious second bedroom under development, featuring stunning exposed wood beams, a modern shower room, and abundant natural light streaming through the skylights.

Across the lane, the paddock is thoughtfully divided for small livestock, vegetable gardening, and even a delightful woodland plot for your fireplace.

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.

This is a truly unique property offering a chance to embrace self-sufficiency and create your dream country retreat. Finish the renovations and add your personal touch to make this house your forever home!

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