

Charming Stone House in the Historic District of Limoges



INFORMATION

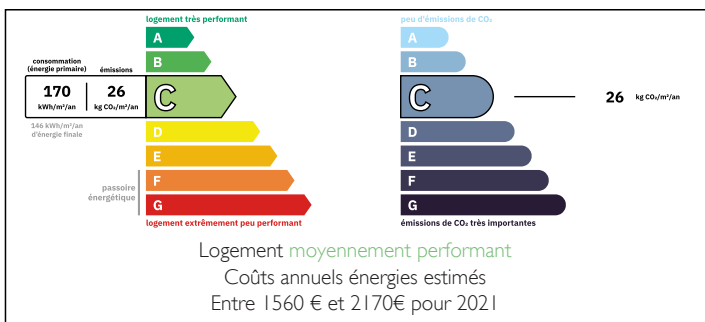
Town:	Limoges
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	154 m2
Plot Size:	1038 m2

IN BRIEF

Located in a historic area of Limoges, this fully restored old stone house offers 170 m² of living space on a 1000 m² private, walled plot. It combines traditional charm with modern comfort: efficient insulation, a wood-burning stove, an open-plan Schmidt kitchen, and an eco-friendly garden with no overlooking neighbors. The property includes 4 bedrooms, 2 bathrooms, a shower room in the outbuildings, a spacious attic, and convertible annexes (ideal for a workshop, studio, or home office). Essential amenities are within walking distance, and the city center is just 10 minutes away by car.

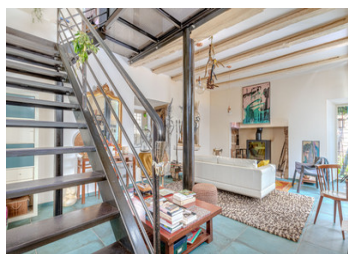


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This old stone house, located within a historic district of Limoges and set on a 1000 m² plot, has been fully restored and offers all the comforts of a contemporary and original home.

Paved courtyard, large flower-filled and eco-friendly garden, enclosed by walls and completely private,

A solid-built chicken coop ready for use! A winter garden opening onto the courtyard...

The high-quality insulation allows for comfortable summer living without the need for air conditioning.

170 m² of living space on the ground floor, a spacious attic, and about 100 m² of outbuildings that can be converted – potential for parking, a workshop, or even an independent studio; a liberal profession could easily be accommodated.

Wooded surroundings, just 10 minutes by car from the city center, with essential services within walking distance: pharmacy, daycare, primary school, mini-market, bakery, newsstand bar, etc...

4 bedrooms.

2 bathrooms and an additional shower room in the outbuildings.

Oil heating with contemporary radiators.

15 kW wood stove in the living room, and a French-made fireplace insert.

Open-plan Schmidt kitchen.

Veranda opening onto the courtyard.

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