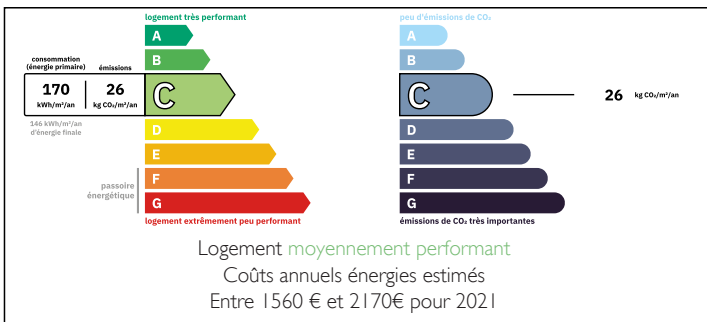


Character property with 6 rooms – Limoges 87280



ENERGY - DPE



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 charming stone house has been fully restored, combining authenticity with modern comfort. Set on a private 1,000 m² walled plot with no overlooking neighbors, it features a paved courtyard, a large eco-friendly flower garden, a winter garden, and even a ready-to-use chicken coop.

With 170 m² of living space, the property offers 4 bedrooms, 2 bathrooms, an additional shower room, a Schmidt open-plan kitchen, and a cozy living room with a wood-burning stove. Spacious outbuildings and an attic provide multiple possibilities, such as a workshop, independent studio, or professional practice.

Ideally located just 10 minutes from the city center in a wooded and peaceful environment, the house is also within walking distance of essential services including a pharmacy, nursery, primary school,

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 former stone house, located within a historic area of Limoges on a 1,000 m² plot, has been fully restored and offers all the comforts of a contemporary and original home.

A paved courtyard, a large eco-friendly flower garden enclosed by walls and entirely private, a solid chicken coop ready to use, and a winter garden opening onto the courtyard...

The high-quality insulation ensures comfortable living in the summer months, eliminating the need for air conditioning. The property offers 170 m² of living space on the ground floor, a spacious attic, and approximately 100 m² of outbuildings with potential for conversion – ideal for parking, a workshop, or even an independent studio, making it perfectly suited to a professional practice.

Set in a wooded environment just 10 minutes by car from the city center, the house also enjoys walking-distance access to essential services: pharmacy, nursery, primary school, grocery store, bakery, café, newsagent, and more.

The property includes 4 bedrooms, 2 bathrooms, and a shower room in the outbuildings. Heating is provided by oil with contemporary radiators, complemented by a 15 kW wood-burning stove in the living room and a French-made fireplace insert. The Schmidt open-plan kitchen and a veranda opening onto the courtyard complete this unique home.

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