

French Property with Land, Conservatory & Basement Flat Potential – Near Limoges



INFORMATION

Town:	Saint-Just-le-Martel
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	115 m2
Plot Size:	2463 m2

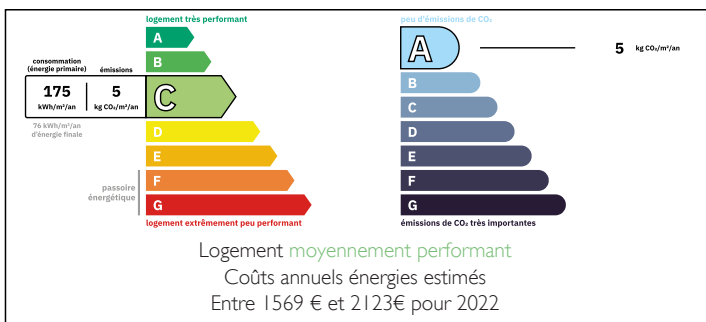
IN BRIEF

Charming countryside home near Limoges – ideal for expats or families.

Just 15 min from Limoges and 5 min from Saint-Just-le-Martel with bakery, school, and medical centre.

- * Move-in-ready semi-detached house
- * 3 bedrooms + 30 m² conservatory
- * Spacious 45 m² open-plan living/kitchen with fireplace & heat pump
- * Basement with 4th bedroom & large room – possible guest apartment or gîte
- * Sunny terrace & fenced 2,463 m² plot with open countryside views
- * Garage, barn, outbuildings, chicken coop & fruit tree
- * Microstation septic tank
- * Peaceful setting with easy access to city life, shops & nature trails

ENERGY - DPE



Perfect for those seeking property in

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 foncière: 1 600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property Description – Interior & Exterior

Located just 15 minutes from Limoges and 5 minutes from the lively village of Saint-Just-le-Martel, this well-maintained semi-detached countryside home is ready to move into and offers space, comfort, and potential — ideal for a family or buyers seeking a peaceful lifestyle near a dynamic city.

The entrance leads through a 30 m² sun lounge (conservatory) with a stone floor and double-glazed windows, creating a bright, welcoming year-round living area.

The heart of the home is a 45 m² open-plan space, combining living room, kitchen, and dining area. It features double glazing, a fireplace, and central heating via a heat pump, ensuring comfort in every season.

All three main bedrooms are located on one level:

Bedroom 1: 14.5 m² with wooden floors, built-in storage, secondary glazing, and a connecting door to bedroom 2

Bedroom 2: 9 m², tiled floor, secondary glazing

Bedroom 3: 9 m², parquet flooring, secondary glazing

A hallway with built-in cupboard leads to:

WC: 1.2 m², tiled floor

Bathroom: 4.6 m², tiled floor, double sink with vanity unit, shower, and corner bathtub

Basement & Potential

The basement level includes:

A fourth bedroom (14.4 m²)

A large 32 m² multipurpose room — ideal for a games room, gym, office, or workshop