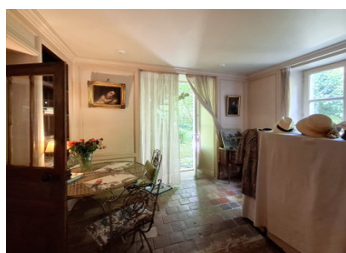


Charming 19th-Century House – 6 Guest Rooms, 244 m , Outbuildings, Riverside, Landscaped Park (1.27 ha)



INFORMATION

Town:	Solignac
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	244 m2
Plot Size:	12700 m2

IN BRIEF

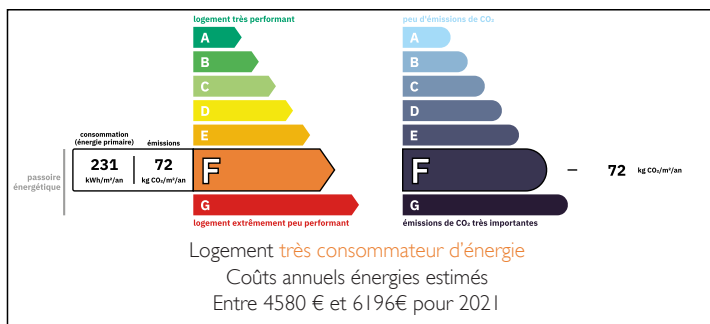
19th-Century Bourgeois House in Solignac – 244 m² of Living Space, Outbuildings, 1.27 ha Park on the Riverside

Located in the historic village of Solignac, just 10 minutes from Limoges, this characterful 19th-century house offers 244 m² of living space over three floors. The property includes 6 bedrooms, multiple bathrooms, a large kitchen, dining and living rooms with original features such as stone fireplaces, a vaulted wine cellar, and a convertible attic.

Set on a beautiful riverside plot of 1.27 hectares, it also features several outbuildings, including a secondary house to renovate, an open barn, and a former garage with a bread oven—ideal for expansion or a hospitality project.

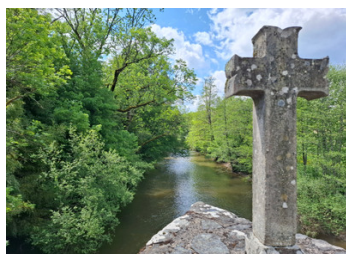
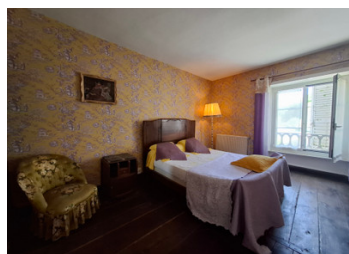
Surrounded by nature with direct river access, this property combines historical charm with

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

Located in one of the most beautiful villages in the Limousin region, this 19th-century bourgeois house, steeped in history and once owned by a notable lady of the area, offers a peaceful and charming living environment in the heart of exceptional natural surroundings. It has retained its original features: gazette tile floors, stone fireplaces, vaulted cellar, bread oven...

Ideally situated in Solignac, a charming medieval village known for its still-inhabited 7th-century abbey, this property lies along the Saint James' Way (Camino de Santiago), on the banks of a river and just 10 minutes from Limoges.

The Main House – 244 m² Across 3 Levels

This spacious family home, previously run as a bed and breakfast, offers:

6 bedrooms, 2 of which have private en-suite shower rooms

3 bathrooms, 2 with bathtubs and toilets

Independent 27 m² kitchen with pantry

33 m² living room with fireplace

20 m² dining room

Bright entrance hall of approximately 7 m²

150 m² of convertible attic space

22 m² vaulted wine cellar

48 m² attached garage

Central oil heating + wood-burning fireplace – Mains drainage

Outbuildings and Potential

Secondary house of 80 m² footprint with an upper