

Charming 3 bedroom property with adjoining barn set on over 43 acres.



INFORMATION

Town:	Peyrat-de-Bellac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	145 m2
Plot Size:	176491 m2

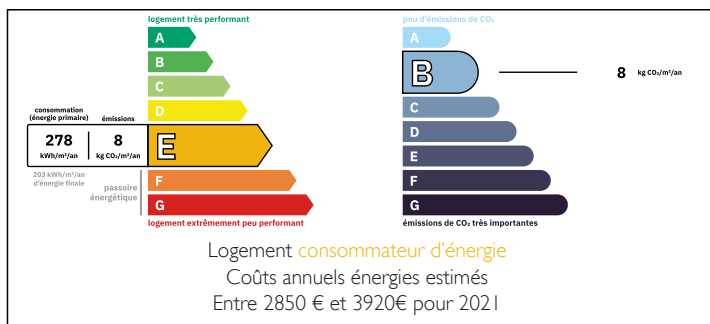
IN BRIEF

This detached stone property has been renovated to create a comfortable family home. The ground floor comprises a spacious open-plan living/kitchen/dining room, utility room and bathroom. Upstairs 3 bedrooms and a study. Heating is provided by a pellet stove and 2 wood burning stoves in the main room, supplemented by electric radiators in the other rooms. Double-glazed windows throughout and a compliant septic tank. The roof was replaced in 2024.

Ideally situated only 4 km from the town of Bellac which offers services and amenities such as a cinema, theatre, restaurants, bars, supermarkets, schools for all levels, doctors, hospital and a mainline train station linking you with Poitiers and Limoges. Limoges which has an International airport and links to the arterial A 20 road is an easy 35 minute drive away (38 km)



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.



DESCRIPTION

The layout is as follows :

GROUND FLOOR

Open plan lounge/kitchen/diner (64 m²)

Bathroom (9 m²)

Utility room (11 m²)

FIRST FLOOR

3 Bedrooms (10 m² 16 m² and 17 m²)

Study (7 m²)

The adjoining barn 135 m² and stable 16 m² together with the 43 acres of land make it an ideal place to keep horses or other animals, or for a small horticultural farm.

Enjoy the expansive view and breathe in the fresh country air.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES