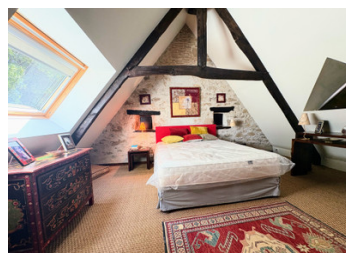


## Stunning French Country Home with Pool, Jacuzzi and Gites

EXCLUSIVE



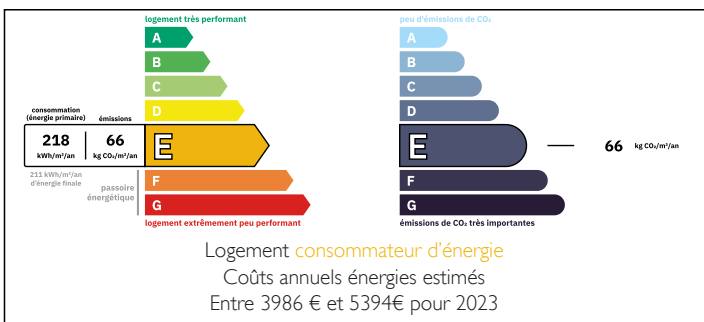
## INFORMATION

Town:	La Porcherie
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	143 m <sup>2</sup>
Plot Size:	3980 m <sup>2</sup>

## IN BRIEF

Located in a peaceful and private countryside setting, this beautifully renovated 2-bedroom stone longère offers the perfect blend of authentic French charm and modern living. The property features original exposed beams, characterful stone walls, and high-quality finishes throughout. Ideal as a permanent residence, holiday home, or investment property, this enchanting longère is full of warmth, light, and timeless appeal. Additionally, there are two gites.

## 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

### Main House:

Set in a tranquil, private location, this stunning 2-bedroom stone longère has been renovated to a high standard, blending traditional French character with modern living. The property sits on a generous 3,980m<sup>2</sup> plot, offering spacious accommodation and excellent development potential.

Step through the front door into a contemporary fitted kitchen (22.2m<sup>2</sup>) with integrated refrigerator and sleek finishes. The kitchen flows into a tiled office area, ideal for remote work or study, which leads to the elegant lounge (36.6m<sup>2</sup>). Here, you'll find exposed beams, an attractive cobbled stone floor, and a feature fireplace, creating a warm and inviting atmosphere.

Off the lounge is a stylish shower room with WC (6m<sup>2</sup>), and at the far end of the house is a charming ground-floor bedroom (24m<sup>2</sup>) with lovely garden views.

A staircase from the lounge leads down to the cave level (21.7m<sup>2</sup>), where you'll find a laundry area, boiler, and additional storage, plus a characterful wine cave, ideal for enthusiasts or entertaining.

Upstairs, a spacious mezzanine area (23m<sup>2</sup>) currently serves as an office or relaxation space, featuring triangular Velux windows with garden views. This floor also includes a bright double bedroom (16.5m<sup>2</sup>) and a modern bathroom (5m<sup>2</sup>) with WC, heated towel rail, and built-in storage.

### Outbuildings:

A fully equipped gîte (21.7m<sup>2</sup>) offers independent accommodation, complete with double bed, shower, sink, and WC—perfect for guests or holiday rental income.

A second partially renovated outbuilding (9m<sup>2</sup>), with WC, shower, sink (2.68m<sup>2</sup>), and an original bread oven, includes a potential bedroom upstairs in need

## LOCAL TAXES

Taxe foncière: 1010 EUR

Taxe habitation: EUR

## NOTES