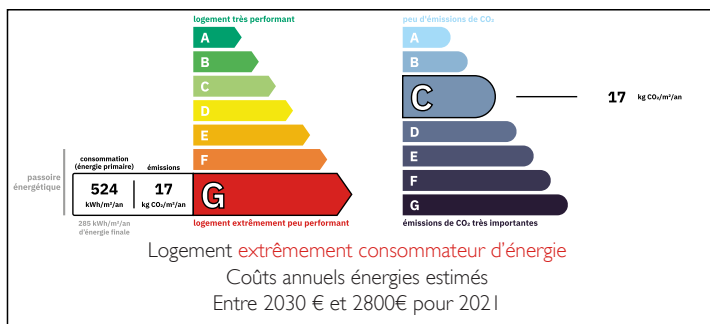


## Character home in quiet location



## ENERGY - DPE



## INFORMATION

Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	56 m <sup>2</sup>
Plot Size:	1765 m <sup>2</sup>

## IN BRIEF

Step into a world of tranquil potential!

This charming 2-bedroom detached property offers the ease of single-level living, nestled in a blissfully quiet location. Imagine transforming this diamond in the rough into your dream home!

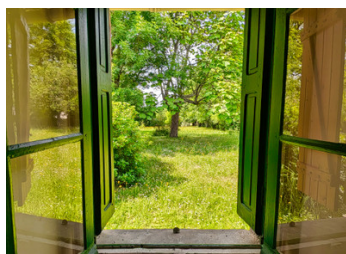
While renovations are to be expected, the opportunity to personalize this space is incredibly exciting. A large attached garden, bursting with lush greenery, awaits your green thumb.

And hold onto your hats, history buffs! A lovely intact bread oven whispers tales of yesteryear. Yes, the barn roof needs some TLC, but think of the character and potential!

Just a 5-minute drive to Lussac-les-Églises for your daily needs, and 25 minutes to La Souterraine's high-speed rail connecting you to Paris in just 3

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

**\*\*Unleash Your Vision: Create Your Dream Home in a Tranquil Paradise!\*\***

Escape the ordinary and discover a world of serene possibilities with this captivating 2-bedroom detached property. Nestled in a blissfully quiet location, this single-level gem offers the perfect canvas for you to create the home you've always imagined.

Yes, it's a diamond in the rough, but that's where the magic lies! Embrace the exciting opportunity to personalize every corner and breathe new life into this charming space. Picture yourself cultivating your own personal oasis in the large, lush garden, a verdant haven waiting for your green thumb to work its wonders.

For the history buffs, prepare to be enchanted! A beautifully preserved bread oven whispers tales of bygone days, adding a touch of timeless charm. The barn roof may need a little TLC, but imagine the character and potential it holds!

This isn't just a property; it's an invitation to create a masterpiece. Plus, enjoy the convenience of being just 5 minutes from Lussac-les-Églises for your daily needs, 25 minutes from La Souterraine with high-speed train access to Paris, and a mere hour from Limoges airport.

Are you ready to seize this incredible opportunity and paint your dream home? Don't let this blank canvas slip away – your future paradise awaits!

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES