

## Charming traditional Limousin home with garden and barn conversion potential

### EXCLUSIVE



### INFORMATION

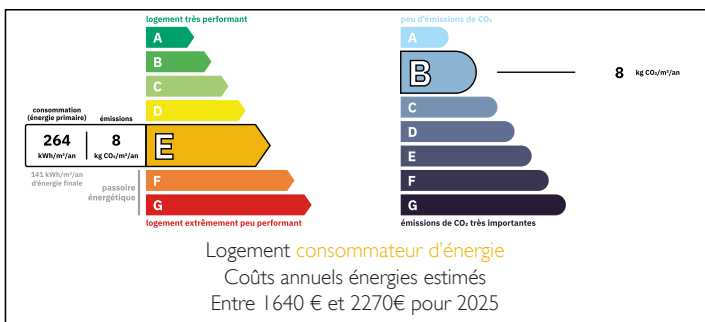
Town:	Saint-Sornin-Leulac
Department:	Haute-Vienne
Bed:	1
Bath:	2
Floor:	124 m2
Plot Size:	700 m2



### IN BRIEF

This characterful Limousin home offers spacious living with a large kitchen-diner, cosy living room, main bathroom, and a top-floor bedroom with en suite. An attached barn provides excellent potential for conversion, alongside a garage for added convenience. Enjoy peaceful outdoor living with pretty gardens to the front and rear. A perfect opportunity for a family home, holiday retreat, or renovation project in the heart of the French countryside.

### 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

Discover the charm and character of this beautiful traditional Limousin house, offering a perfect blend of rustic elegance and modern comfort. Set in a peaceful countryside location, this delightful property is full of potential and ready to welcome its next owners.

On the ground floor, you'll find a spacious kitchen diner—ideal for family meals and entertaining—leading into a central hallway that connects to a large attached barn, ripe for conversion into additional living space, guest accommodation, or a studio. An integral garage adds convenience and practicality.

The first floor features a cosy living room and a generous main bathroom, offering comfort and functionality. On the top floor, a charming bedroom with en suite creates a private and peaceful retreat. The property is sold with all furniture and fixtures.

Outside, the house is complemented by a beautiful garden to both the front and rear, perfect for relaxing, gardening, or enjoying long summer evenings in the serene Limousin setting.

Whether you're looking for a characterful permanent residence, a holiday home, or a property with development potential, this house is a rare find.

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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