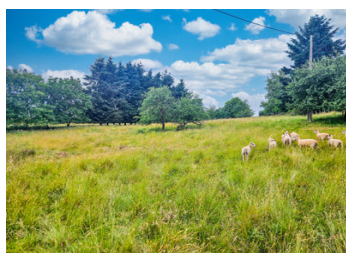


A Rare Find: Beautiful Country House with Authentic Charm and 2+ Hc of Private Natural Land

EXCLUSIVE



INFORMATION

Town:	Séreilhac
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	170 m ²
Plot Size:	23627 m ²

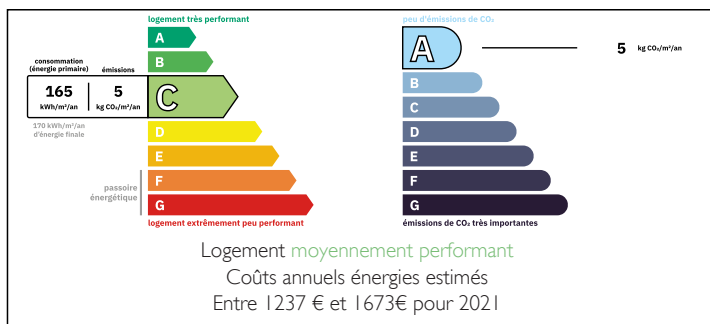
IN BRIEF

This charming and spacious (approx. 170 m²) country home offers privacy and tranquility at the end of a peaceful lane in a friendly hamlet. It boasts authentic French character with a stone oven, wood-burning stove, and a naturally cool cave for wine.

The expansive outdoor area features a refreshing inground swimming pool overlooking a stunning 2-hectare (5-acre) natural landscape. With an additional 160 m² barn/garage, there's ample space for hobbies or animals.

Enjoy the benefits of both commune water and a private well. While currently oil-heated, a heat pump is already in place for an easy upgrade to enhanced energy efficiency. This property is a harmonious blend of breathtaking scenery, excellent condition, and timeless charm, ready for your French countryside lifestyle.

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 foncière: 1286 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Imagine waking up to birdsong, with no traffic, just the gentle sounds of nature. This is the reality at this charming property, nestled at the very end of a peaceful lane in a friendly hamlet. Privacy is paramount, with neighbours only to the front, ensuring a serene environment.

This spacious home, offering approximately 170 m² of comfortable living space, reflects quality and authentic French living.

The kitchen features a remarkable stone oven – a nod to tradition. The living room, warmed by a wood-burning stove, is an ideal spot for quiet evenings.

Outside, your world expands. A beautiful terrace, complete with a refreshing inground swimming pool, overlooks a stunning 2-hectare expanse of natural land. (Which you can also view from the second living room). This is your personal paradise, perfect for relaxation, entertaining, or simply enjoying the vast open spaces.

With an additional 160m² of barn and garage space, there's ample room for animals like a horse, vehicles, storage, or perhaps a new creative venture. A naturally cool cave, perfect for safeguarding your cherished French wines.

While drawing water from the commune, the property also benefits from its own private well. Heating is currently oil-based, but a heat pump is already in place, ready to be connected for enhanced energy efficiency.

This property is a harmonious blend of tranquility, breathtaking scenery and charming authentic features, ready for your French countryside lifestyle.

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