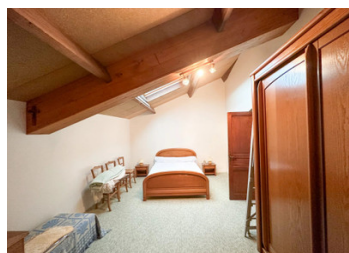


Character Property with Huge Barn & Garden Near Bellac



INFORMATION

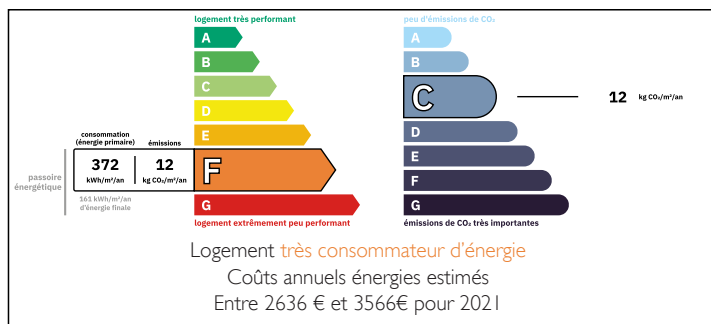
Town:	Bellac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	150 m2
Plot Size:	578 m2



IN BRIEF

Charming countryside home with vast barn, beautiful gardens, and flexible living space, just minutes from Bellac.

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 habitation: EUR

NOTES

DESCRIPTION

Set just outside the lively town of Bellac, this delightful property offers charm, space, and real versatility. Step inside and you're welcomed by a large open-plan kitchen, dining, and living area — the true heart of the home, ideal for hosting or simply enjoying peaceful country life. Off this space, you'll find a bathroom, a separate WC, and a laundry room, all conveniently positioned on the ground floor.

Upstairs, there's one bedroom plus a large mezzanine currently used as a second sleeping area, giving you flexibility depending on your needs.

Adjoining the house is a vast barn — a dream space for anyone needing a workshop, storage, or even looking to develop additional living accommodation (subject to permission).

The rear garden is a private, leafy retreat complete with a well, while the front of the house boasts another generous garden area, vegetable patch, and two spacious garages.

All of this is set just moments from Bellac — a vibrant hub with cafés, restaurants, schools, supermarkets, and medical facilities. Whether you're looking for a main home, holiday base, or project with potential, this one ticks the boxes.

Viewings highly recommended.

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