

## Charming 3-Bed Stone Cottage with Gîte, Barn, Paddock & Views – La Porcherie, Haute-Vienne



## INFORMATION

Town:	La Porcherie
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	85 m2
Plot Size:	6573 m2

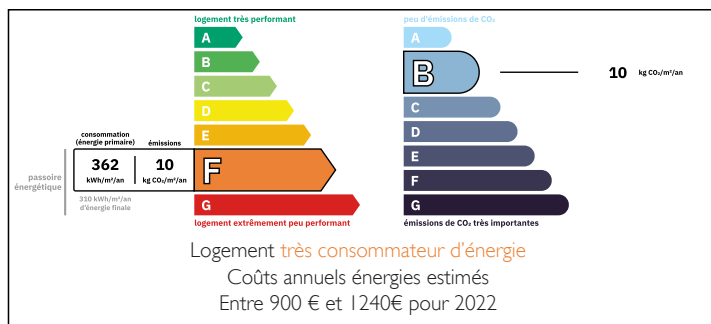
## IN BRIEF

Versatile countryside retreat with guest accommodation, outbuildings, land, and panoramic rural views.

Tucked away in the tranquil village of La Porcherie in the Haute-Vienne, this beautifully positioned 3-bedroom stone cottage offers character, comfort, and countryside charm in equal measure. Split into two self-contained dwellings, with a barn, outbuildings, paddock, and breathtaking views, it's ideal as a permanent home, holiday getaway, or income-generating gîte in the heart of Nouvelle Aquitaine.



## ENERGY - DPE



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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

Inside the main house, you'll find a welcoming living room (15.7m<sup>2</sup>) with wood flooring, exposed beams, and a wood-burning stove, leading into a country-style kitchen (12.8m<sup>2</sup>) complete with a Rangemaster stove and double sink. The bedroom (12.4m<sup>2</sup>) is light and peaceful, and the family bathroom includes a bath, shower, WC, and basin.

The upper floor—accessed via an external staircase—is a self-contained apartment, perfect for Airbnb guests, extended family, or rental income. It features a rustic kitchen with wood floors, green cabinetry, exposed beams, two double bedrooms, and a shower room with WC and basin.

The exterior offers outstanding lifestyle potential:

A large attached barn for storage or conversion

Two hangars and a small barn ideal for a horse or pony

A bread oven opposite the house, now used as a utility room

A winding path leading to a paddock – perfect for horses, livestock, or hobby farming

The lovingly maintained gardens feature a vegetable plot, orchard, chicken coop, and vibrant landscaping, making it ideal for those dreaming of a self-sufficient lifestyle in the French countryside.

This versatile property is a rare find—blending traditional charm, flexible living space, and spectacular views. Whether you're relocating to France or investing in a dual-purpose home, this one has everything: location, potential, and peace.

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