

Beautifully positioned 3-bed stone cottage, split into two dwellings. Barn, paddock and breathtaking views



INFORMATION

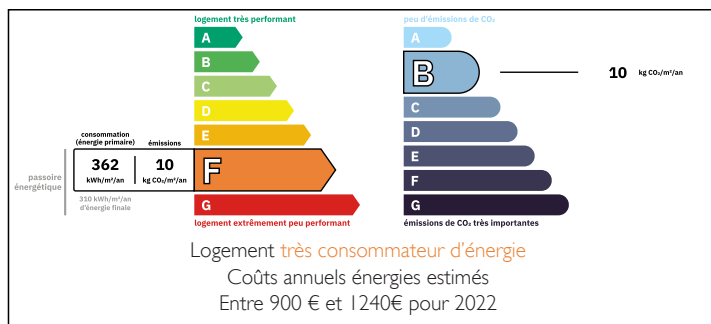
Town:	La Porcherie
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	85 m2
Plot Size:	6573 m2

IN BRIEF

Tucked away in a peaceful spot in the charming village of La Porcherie, Haute-Vienne, this character-filled stone cottage offers a rare opportunity to own a versatile countryside retreat with strong rental potential. Set amid beautifully maintained gardens and enjoying sweeping panoramic views, the property includes a main residence, a self-contained apartment, several outbuildings, and a paddock—ideal for those seeking a serene lifestyle or a ready-made holiday rental setup. Ideal space for a horse!



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

The ground floor of the main house features a warm and welcoming living room (15.7m²) with wood flooring, exposed beams, and a cozy wood burner. A country-style kitchen (12.8m²) with wood floors, a double sink, and a Rangemaster stove offers charm and functionality. The bedroom (12.4m²) is bright and peaceful, and the family bathroom includes a bath, shower unit, WC, and hand basin.

Accessed via an exterior staircase to the rear of the property, the upper floor is arranged as a self-contained apartment—ideal for guests or Airbnb use. It features a rustic kitchen with green cabinetry, wood floors, exposed beams, and a double sink. Two generous bedrooms and a separate shower room with WC and basin complete this comfortable space.

Attached to the cottage is a substantial barn offering excellent storage or conversion potential. Additional outbuildings include two hangars, a small barn suitable for a horse or pony, and an old bread oven directly opposite the main house now used as a utility room.. A charming pathway winds down to a paddock below—ideal for small-scale livestock or equestrian use.

The gardens are a standout feature, lovingly maintained with an orchard, vegetable plot, and chicken coop—everything you need for a sustainable lifestyle in the French countryside.

Whether you're seeking a peaceful permanent residence, an income-generating holiday home, or a mix of both, this delightful property offers versatility, space, and stunning surroundings in equal measure.

Information about risks to which this property is exposed is available on the Géorisques website :...