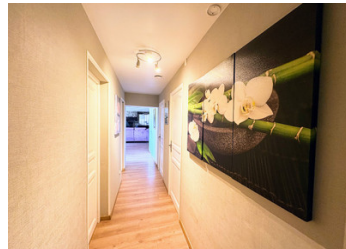


Stunning 3-bedroom converted barn with character in tranquil setting



INFORMATION

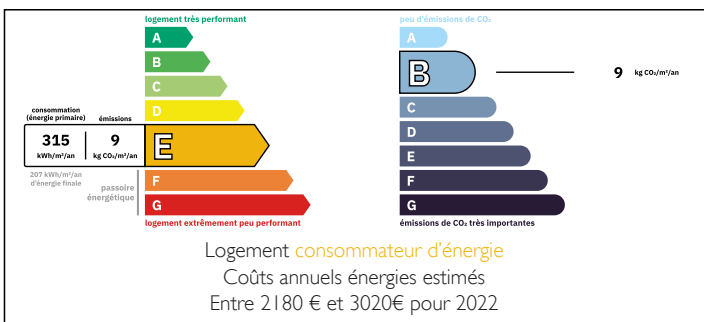
Town:	La Croisille-sur-Briance
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	115 m ²
Plot Size:	7560 m ²



IN BRIEF

Nestled in a peaceful countryside location, this beautifully converted stone longère offers the perfect blend of rustic charm and practical living, all on one level.

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

Step inside to discover a welcoming open-plan lounge featuring a cosy fireplace, seamlessly leading into a spacious dining area (42.6m²) —ideal for entertaining or enjoying quiet evenings at home. The home is filled with natural light and exudes warmth and character throughout.

Adjacent, the delightfully decorated kitchen (20.63m²) can be found with tiled floors, exposed beams, and partially stone walls. This warm and inviting space also benefits from a dedicated larder/pantry (3.43m²) providing excellent storage for food and kitchen essentials.

The hallway leads to a unique bathroom (4.2m²) with exposed stone walls, a generous bathtub, and a separate shower (2.5m²). A separate toilet (2.9m²) with its own sink and built-in cupboard space adds to the home's functionality. A dedicated laundry room (1.63m²) provides additional sink and storage facilities.

To the rear, a well-appointed main bedroom (11.92m²) benefits from a practical and useful dressing area (3.71m²), offering ample storage space. There's a second double bedroom (8.36m²), and a third room (5.85m²) currently used as a bedroom but equally suited as a home office or creative space.

Outside, the property continues to impress with several thoughtfully arranged outdoor living areas. A patio offers the perfect spot for outdoor dining, while a pergola provides a cool retreat on warm summer days. The grounds include a wood storage shelter, mature cherry trees, a productive garden patch, and a peaceful wooded area alongside the home—ideal for nature lovers.

To the end of the barn, there remains a versatile space suitable for parking or...

LOCAL TAXES

Taxe foncière:	304 EUR
Taxe habitation:	EUR

NOTES