

## Detached Renovated Village Home with Garden and Garage in La Porcherie



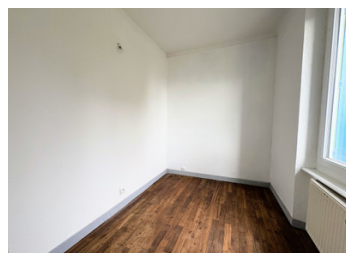
## INFORMATION

Town:	La Porcherie
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	65 m <sup>2</sup>
Plot Size:	824 m <sup>2</sup>

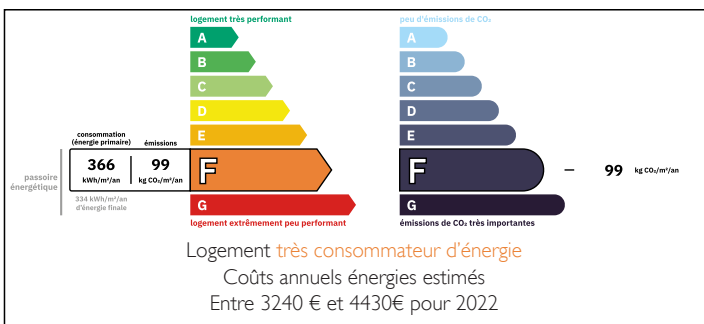


## IN BRIEF

This renovated 65m<sup>2</sup> home is set in the peaceful countryside, just a short walk from the charming centre of La Porcherie. Offering a solid foundation and plenty of potential, it's the ideal blank canvas for your vision.

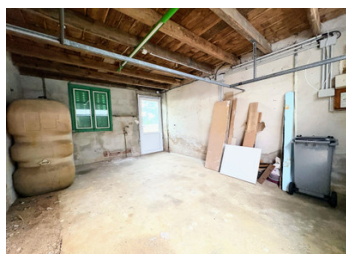


## ENERGY - DPE



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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.



## DESCRIPTION

The entrance leads into the kitchen (15.68m<sup>2</sup>) featuring built-in cupboard units and direct access to the private rear garden — ideal for al fresco dining or enjoying tranquil rural views.

To the left of the entrance, you'll find a bright and inviting living room (16.41m<sup>2</sup>), perfect for relaxing after a day exploring the scenic surroundings in the Limousin area.

Upstairs, the property offers two well-proportioned bedrooms (9.68m<sup>2</sup>) (11.51m<sup>2</sup>), one with a built-in cupboard, plus an additional versatile room ideal for use as an office or guest room (5.46m<sup>2</sup>). A modern shower room with WC (4.98m<sup>2</sup>) complete the first floor.

Additional benefits include a handy cellar for storage (16.51m<sup>2</sup>), a garage (20.22m<sup>2</sup>), double-glazed windows throughout, and efficient oil central heating, ensuring comfort year-round.

Set on a generous 824m<sup>2</sup> plot, the garden offers plenty of space for gardening enthusiasts or family activities. This versatile property is ideal as a permanent residence, holiday retreat, or rental investment — a rare opportunity to experience authentic French countryside in the heart of rural France.

Key features:

- Generous private land fully enclosed.
- Upstairs bathroom with a whirlpool shower.
- Garage with two entrances.

A 15 minute drive from the A20 motorway, 35 minutes drive to the town of Limoges, and 45 minutes from Limoges Airport.

Don't miss the chance to own this property in a

## LOCAL TAXES

Taxe foncière: **1024 EUR**

Taxe habitation: **EUR**

## NOTES