

## Two Spacious Barns on 45,389m of Land – Perfect for Residential Development



## INFORMATION

<b>Town:</b>	<b>La Porcherie</b>
<b>Department:</b>	<b>Haute-Vienne</b>
<b>Bed:</b>	<b>0</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>0 m2</b>
<b>Plot Size:</b>	<b>45389 m2</b>



## IN BRIEF

Nestled in a tranquil countryside setting, this expansive 4.5-hectare (approx. 11-acre) parcel of land is entirely bordered by a small stream, offering a haven of peace and offers a rare opportunity for agricultural, equestrian, or residential development (subject to planning permissions). The land features open, gently sloping terrain making it suitable for a wide range of uses. The property is accessible via two entrances, one on the barn side and one on the field side nearby the spring.

## ENERGY - DPE

DPE not required.

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

Key features:

- Approved change of use on the two adjoining barns to build a residential house
- Constructable for residential conversion
- Existing access to mains water and electricity (meters to be installed)
- Land, 4ha 54 borders along entire length by a stream
- On the plot, a gushing spring available all year round
- Fibre in progress.

The property includes two substantial barns with each one having a beautiful structure.

Barn 1: (123,826m<sup>2</sup>): A traditional stone structure with a slate roof, full of rustic character and potential for renovation.

Barn 2: (113,812m<sup>2</sup>) An agricultural-style building with a durable steel roof, ideal for equipment storage, workshops, or livestock, residential building.

With ample space and infrastructure already in place, this property presents the perfect canvas for a private estate, farm, or rural retreat. Peaceful yet accessible, it's a superb investment in the heart of the countryside.

The village of the La Porcherie is 10 minutes drive from the A20 motorway; the La Porcherie train station is 3km drive away; a 35 minutes drive to the town of Limoges and 45 minutes drive to Limoges airport.

For more information or to schedule a viewing, contact the agents.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES