

A Unique Property with Two Homes that are separated by a spacious barn.

## EXCLUSIVE



## INFORMATION

Town:	Les Cars
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	232 m2
Plot Size:	3325 m2

## IN BRIEF

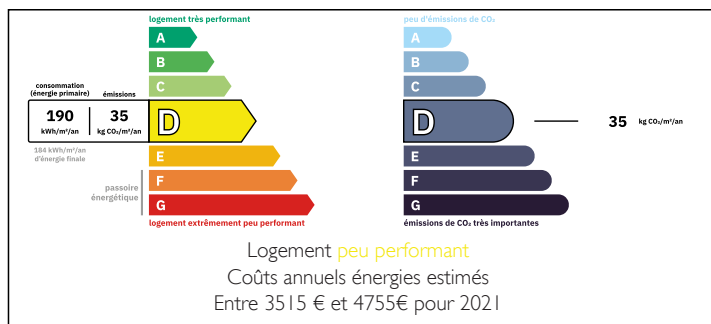
This unique property in the quiet village of Les Cars consists of two separate houses connected by a spacious barn.

The main house has a cozy living room with a wood stove and is also equipped with town gas central heating. The secluded backyard with a private pool is directly accessible from the house. On the first floor, you will find three bedrooms and a bathroom.

The second home is perfect as a gîte. It features an open-plan living room with a modern kitchen. Upstairs, there are three bedrooms and a bathroom.

Both houses are nicely renovated with high-quality finishes. The property is connected to the main sewer system. The Limoges airport is just a 25-minute drive away.

## 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 foncière:** 1140 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The main house features a cozy living room with beautiful wooden beams and a warming wood stove. For extra comfort, the house also has central heating powered by town gas. The kitchen is located to the left, with a hallway leading to a shower and toilet. From here, you have direct access to the secluded backyard with a private pool, allowing for a nice swim without any interruptions. The first floor of the main house includes three bedrooms and a separate bathroom.

A door in the living room leads to a large barn that connects the two homes. The barn's floor is already insulated, and some initial renovations have been completed, making it a blank canvas for you to create a space of your own. From the barn, you can enter the second home, which is ideal for family, friends, or as a rental gîte.

The second house has a large, open-plan living room with a modern, open kitchen and dining area, creating a very calm and open atmosphere. A toilet is located on the ground floor. Upstairs, you will find three bedrooms and a separate bathroom. Both houses are nicely renovated with high-quality finishes.

The property is connected to the town's main sewer system and is situated in the peaceful village of Les Cars, where you'll find a tabac/bar, a baker, and a small supermarket. The large Intermarché in Châlus is just a 5-minute drive away. The Limoges airport is 25 minutes away, and the Bussière-Galant...