

Two houses separated by a large barn, located in the village of Les Cars.



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.

Both houses offer three bedrooms and a bathroom upstairs. The main house features a cozy living room with a wood stove and is equipped with town gas central heating. For added convenience, there is an additional downstairs shower room located near the entrance to the secluded backyard. This private outdoor space, featuring a swimming pool, is directly accessible from the house.

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

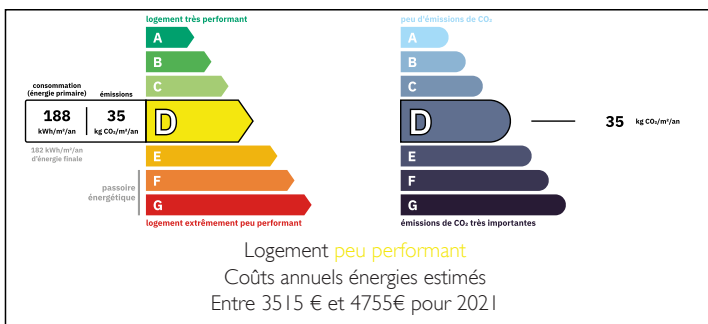
The property is connected to the main sewer system. The Limoges airport is just a 25-minute drive

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.



ENERGY - DPE





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...

LOCAL TAXES

Taxe foncière: 1140 EUR

Taxe habitation: EUR

NOTES