

Charming Stone House to Renovate with Large Buildable Plot – Aix-sur-Vienne (Haute-Vienne)



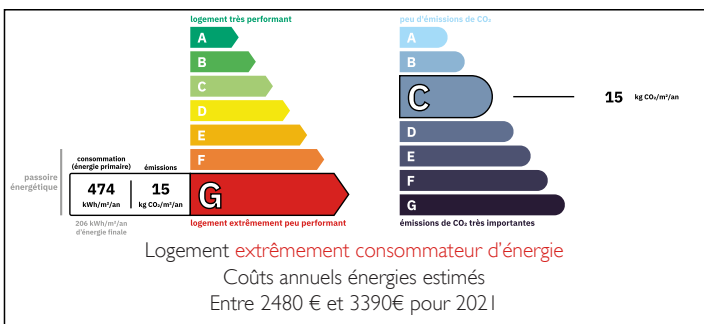
INFORMATION

Town:	Aix-sur-Vienne
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	68 m ²
Plot Size:	2000 m ²

IN BRIEF

Charming stone house to renovate, ideally located in Aix-sur-Vienne near Limoges. This character property offers a 28 m² living room, two bedrooms, a 28 m² garage, and a 32 m² barn. Set on a 2,000 m² plot, part of which is buildable, it offers many possibilities: extension, guest house, or landscaped garden. Peaceful setting with open countryside views. Close to shops, schools, market, and transport links to Limoges. A rare opportunity combining authenticity, space, and investment potential in the heart of Haute-Vienne. Perfect for a tailor-made renovation project.

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

Charming Stone House to Renovate with Large Buildable Plot – Aix-sur-Vienne (Haute-Vienne)

Located in the lovely commune of Aix-sur-Vienne, just outside Limoges, this charming stone house offers wonderful potential for those who love renovation projects and authentic character. Set on a generous plot of over 2,000 m² — part of which is buildable — this is a rare opportunity in a sought-after area of Haute-Vienne, combining peace, greenery, and proximity to all amenities.

The property includes a main house with a living area of approximately 28 m², two bedrooms, an adjoining garage of around 28 m², and a barn of about 32 m². The existing volumes offer many possibilities for renovation: creating a spacious open-plan living room, comfortable sleeping quarters, or even a workshop or guest cottage depending on your plans. In need of complete renovation, this solid stone structure is the perfect foundation for a bespoke project blending historic charm, modern comfort, and a beautiful natural setting.

The large plot of over 2,000 m², partially buildable, provides open views over the Limousin countryside and numerous possibilities for development: extending the existing house, building a second independent dwelling, or creating a landscaped garden, swimming pool, or panoramic terrace. This rare in-town plot offers a peaceful and sunny living environment with great potential.

Aix-sur-Vienne enjoys an ideal location just 10 km from Limoges, with quick access to the RN21 and D2000 roads. The village offers all amenities — shops, schools, medical services, weekly market, restaurants, and public transport links...

LOCAL TAXES

Taxe habitation: EUR

NOTES