

Charming Stone House to Renovate – Aix-sur-Vienne (Haute-Vienne)



INFORMATION

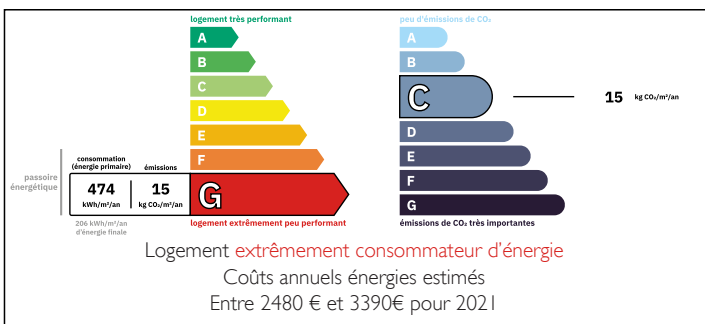
Town:	Aix-sur-Vienne
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	68 m ²
Plot Size:	650 m ²



IN BRIEF

Charming stone house to renovate, ideally located in Aix-sur-Vienne, on the doorstep of Limoges. This property, full of potential, offers a living room of approximately 28 m², two bedrooms, an attached garage, and a 32 m² barn. Set on approximately 650 m² of land, it enjoys a peaceful and green setting with beautiful open views over the Limousin countryside. With immediate access to shops, schools, the local market, and transport links to Limoges, this house combines charm and authenticity. A wonderful opportunity in Haute-Vienne for a personalized 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

Located in the lovely town of Aix-sur-Vienne, just outside Limoges, this charming stone house offers outstanding potential for buyers who appreciate renovation projects and authentic character. Set on approximately 650 m² of land, it represents an excellent opportunity in a sought-after area of Haute-Vienne, combining peace, greenery, and close proximity to all amenities.

The property consists of a main house featuring a living room of approximately 28 m², two bedrooms, an attached garage of around 28 m², and a barn of nearly 32 m². The existing layout offers numerous possibilities for redevelopment according to your vision, whether creating a warm and inviting living space, optimizing the interior layout, or designing additional functional areas. In need of renovation, this house provides an ideal foundation for a personalized project that blends the charm of traditional stone architecture with modern comfort in a privileged natural setting.

The approximately 650 m² plot provides a pleasant outdoor space with open views over the Limousin countryside, offering excellent potential for a garden, terrace, or landscaped outdoor features to fully enjoy the peaceful surroundings.

Aix-sur-Vienne enjoys an ideal location just a few kilometers from Limoges, with quick access to major roads and transport links. The town offers all essential amenities, including shops, schools, services, a local market, restaurants, and public transport connections to Limoges. The surrounding area is known for its quality of life and typical Limousin landscapes, with nature, walking trails, and green spaces creating a highly desirable environment.

This character-filled stone house with...

LOCAL TAXES

Taxe habitation:

EUR

NOTES