

Rustic 3 bed Stone Farmhouse to Renovate in a quiet rural village, nestled in the Scenic Haute-Vienne Hills

EXCLUSIVE



INFORMATION

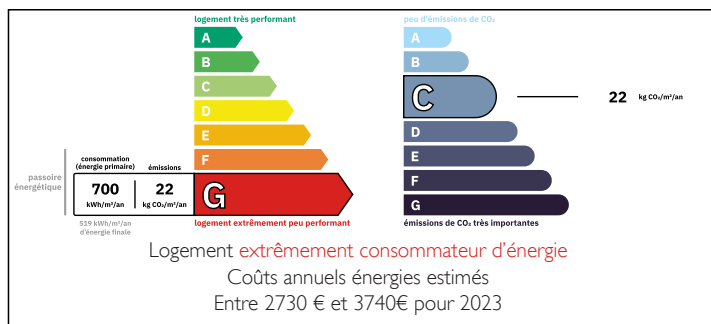
Town:	Augne
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	71 m2
Plot Size:	2467 m2

IN BRIEF

Nestled in a quiet village surrounded by scenic countryside, this traditional 3-bedroom stone farmhouse offers an authentic slice of rural French life. The property includes a spacious yard with barn stables and a ground-floor hangar for parking and upper-level vehicle access. With its calm setting, natural beauty, and friendly yet discreet village atmosphere, this home has the potential to become a true haven of tranquillity — ideal for those seeking privacy, space, and a touch of community in a largely unspoiled, forested area.



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

Set in beautiful rolling countryside, this traditional 3-bedroom stone farmhouse is full of authentic charm and renovation potential (see home staged photo nr5) The ground floor opens into a 25 m² kitchen/living area with tiled floor, wood burner, and chimney, plus an electric cooker. The front windows are double-glazed, and there is a separate toilet. A cellar is also located on this level, with the possibility to enlarge the living area.

An original wooden staircase leads to the first floor, where you'll find a shower room, separate toilet, a spacious 17 m² bedroom, and a large 20 m² bedroom with views over the private back garden with peach trees. Behind this room lies a third bedroom, preserved like a time capsule. Between the two main bedrooms, a staircase gives access to the well-insulated attic above the living spaces. Water boiler heated by the woodstove in the kitchen.

Attached to the house are traditional stables and a pigsty, with galvanized guttering in good condition.

The property sits on 2,467 m² of private land with fruit trees, a chicken run, a greenhouse, and a large outbuilding including stables, a hangar for parking, and upper-level vehicle access. The yard is already quite private but could easily be made even more secluded.

Nestled in a calm, friendly, and discreet village surrounded by unspoiled forest and countryside, this property offers an authentic slice of rural French life — ideal for those seeking peace, space, and the charm of a traditional setting.

Information...

LOCAL TAXES

Taxe habitation: EUR

NOTES