



Ref: A41353CWN87 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)

### Beautiful Farmhouse with Cottage to Renovate, Two Barns, Bread Oven, Garden & I Hectare of Land.



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# INFORMATION

Town: Rancon

Department: Haute-Vienne

Bed: 3

Bath:

Floor: 102 m2

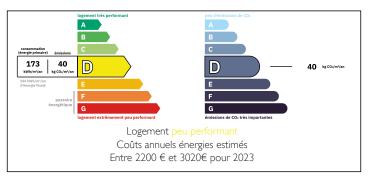
### IN BRIEF

Plot Size:

Two houses in a peaceful hamlet, a renovated farmhouse and a cottage to restore with two barns, a bread oven, a well, and over I hectare of land. Stunning countryside views.

10000 m<sup>2</sup>





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.





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### LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

Located in a quiet hamlet surrounded by the beautiful Limousin countryside, this charming property offers exceptional potential with two houses, two barns, a bread oven and over one hectare of land including garden.

The recently updated farmhouse includes a spacious open-plan living, dining and newly installed kitchen area on the ground floor. From here, a doorway opens directly onto a beautiful garden with unspoilt views over the surrounding countryside. There is also a downstairs WC and utility area for the washing machine.

Upstairs, the house offers three well-sized bedrooms:

- Bedroom I (17 m²) with a built-in cupboard
- Bedroom 2 (14 m<sup>2</sup>)
- Bedroom 3 (15 m<sup>2</sup>)

A family bathroom (6  $m^2$ ) completes the upper floor, featuring a shower, vanity unit with large mirror, and WC.

The property is connected to mains water and also benefits from a spring and a well. Wastewater is managed via a communal reed-bed system in the hamlet.

To the left of the main house is a spacious two-bedroom cottage (110 m²) to renovate, retaining many original and characterful features, an ideal project to create extra accommodation, a guest house, or a gîte.

To the right of the houses sit two attractive stone barns and a traditional bread oven, adding further charm and development potential.

The I-hectare plot includes garden, offering wonderful views and plenty of outdoor space for gardening, animals or leisure.