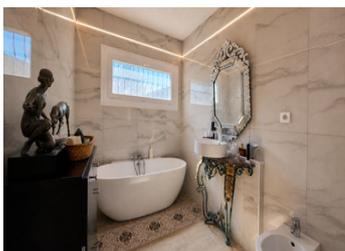


## Charming home with buildable plot, development potential and stream near Limoges, Solignac



## INFORMATION

Town:	Solignac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	103 m <sup>2</sup>
Plot Size:	3722 m <sup>2</sup>



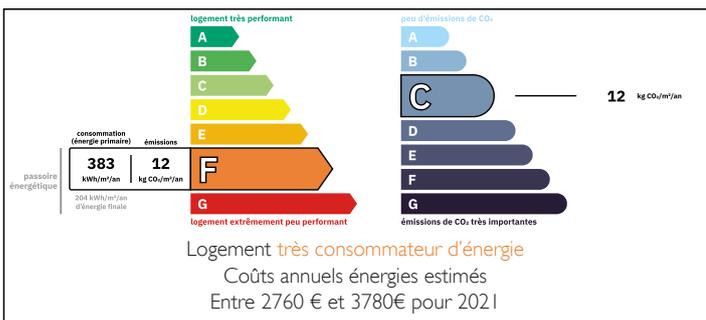
## IN BRIEF

Located in the sought-after village of Solignac just 18 minutes from Limoges, this charming detached home offers a rare combination of comfort, privacy and development potential. Set within a beautiful 3,722 m<sup>2</sup> plot, the property includes around 1,000 m<sup>2</sup> of fully buildable land with independent access and official planning approval already granted, allowing the construction of a second dwelling, gîte, studio or workspace.

The well-maintained house offers approximately 104 m<sup>2</sup> of living space with a bright living room, a high-quality Schmidt fitted kitchen, three bedrooms including a master suite, and a full basement with conversion potential for a self-contained apartment. The land features a natural spring, a private stream and peaceful surroundings.

Within walking distance of the village bakery and just minutes from Limoges, the airport and the train

## 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

### Introduction

Located in a peaceful and highly desirable residential setting on the edge of the historic village of Solignac, this charming detached property offers an exceptional lifestyle opportunity combining comfort, nature and genuine development potential. Just 18 minutes from Limoges city centre and within easy reach of the international airport and mainline train station, the property enjoys both tranquillity and convenience.

### The house

Built in 1970 and perfectly maintained, the house offers approximately 104 m<sup>2</sup> of living space and is presented in excellent overall condition. It features double-glazed windows, ensuring good everyday comfort. At the end of February 2026, all gutters and roofline finishes (including soffits and exterior trim) around the entire property were completely renewed, a recent investment clearly visible in the current photos, further highlighting the careful upkeep, durability, and overall quality of the home.

The interior comprises a bright and welcoming living room, a high-quality Schmidt fitted kitchen known for its design and functionality, three bedrooms including a master suite with private shower room, an independent bathroom and separate WC. The attic provides useful additional storage space.

The full basement is a major asset and offers significant possibilities. With the potential to create a separate entrance, this level could easily be transformed into a studio, guest accommodation, workspace or a small independent apartment. A dedicated wine cellar is also located here, ideal for wine lovers and entertaining.

### Land and development potential

Set within a generous 3,722 m<sup>2</sup> plot, the property benefits from approximately 1,000 m<sup>2</sup> of buildable

## LOCAL TAXES

Taxe habitation: EUR

## NOTES