

Ref: A41462LAD87

Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

### House for sale in Solignac (Haute-Vienne) - Private swimming pond, natural spring, buildable land



# INFORMATION

Town: Solignac

Department: Haute-Vienne

Bed: 3

Bath: 2

Floor: 103 m2
Plot Size: 3722 m2









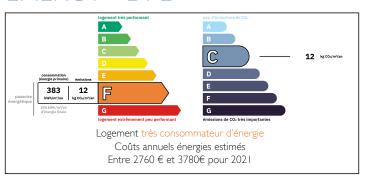




### IN BRIEF

Attractive and tastefully finished property set in a peaceful natural environment in Solignac. The house stands on a 3,722 m² plot, part of which is buildable, and offers a high-end Schmidt kitchen, three bedrooms including a master suite, a full basement with potential to create a self-contained apartment with separate access, a dedicated wine cellar, a natural water spring, a private swimming pond and a small outbuilding. A rare property in Haute-Vienne, ideal as a main or holiday home.

### **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.





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### LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

Located in a quiet and green setting in the commune of Solignac (Haute-Vienne), this charming house offers an exceptional quality of life, combining comfort, quality features and natural surroundings. The property is set on a spacious plot of 3,722 m², part of which is buildable, offering excellent potential for future projects.

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The house offers approximately 104 m² of living space. It comprises a bright and welcoming living room, a high-end Schmidt fitted kitchen, elegant and functional, three bedrooms including a master suite with a private shower room, an independent bathroom and separate toilets. The attic provides additional storage space or potential for further conversion.

The full basement is a real asset. It offers the possibility to create an additional bedroom, a studio or a small independent apartment thanks to the potential for a separate entrance. A dedicated wine cellar is also part of this level, ideal for wine enthusiasts.

Outside, you will enjoy a pleasant terrace overlooking a natural, leafy environment. The property benefits from a natural water spring, a private swimming pond – a rare feature in the area – and a small outbuilding used as a garden shed or storage space.

Solignac is a highly desirable village, renowned for its quality of life and architectural heritage. Famous for its historic abbey, walking trails and beautiful countryside, it also enjoys easy access to Limoges, where you will find shops, schools, a train station, hospitals and an international airport. This location offers the perfect balance between rural tranquillity...