

Charming Village Property with Garage, Garden and Attic – Central France



INFORMATION

Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	76 m ²
Plot Size:	108 m ²



IN BRIEF

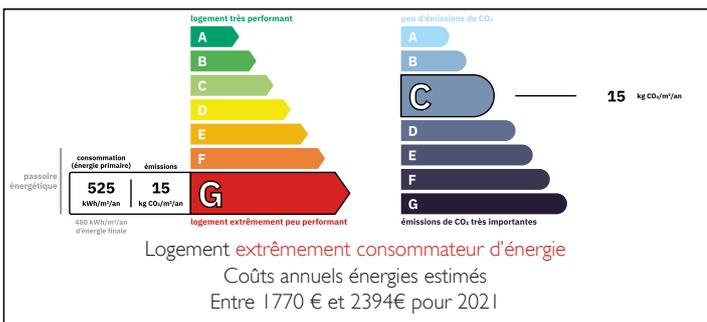
Rustic yet habitable village house in central France, ideal as an affordable holiday home.

The property offers an entrance hall, bright living room with log burner, kitchen and dining area, storage and utility room on the ground floor. Upstairs are two small rooms and one large bedroom, plus an attic above.

A detached garage with additional rooms is within walking distance, along with a small garden and cellar.

Located in the village center close to shops, café and market, just 15 minutes from Le Dorat and around one hour from Limoges Airport.

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

Charming Village Property with Garage, Garden and Attic – Central France

Set in the heart of a friendly village in central France, this rustic yet habitable property offers a wonderful opportunity for anyone seeking an affordable holiday home or a simple village lifestyle.

The ground floor comprises an entrance hallway, a bright lounge with log burner, kitchen and dining area, a storage room, and a separate utility room. Upstairs, the first floor features two small bedrooms and one generously sized bedroom, while an attic above provides additional storage or future potential.

A detached garage within walking distance includes garage and storage space along with two separate rooms, offering flexibility for workshops, hobbies, or extra storage. The property also benefits from a small garden and a cellar.

Living in the village centre means everyday amenities are right on your doorstep, including a supermarket, pharmacy, local market, and a charming café, all just a short stroll away. The larger town of Le Dorat is only a 15-minute drive, and Limoges International Airport can be reached in approximately one hour.

This property is ideal for buyers looking for a budget-friendly start to a holiday home or renovation project, combining village convenience with the relaxed pace of rural French life. A delightful and practical base from which to enjoy all that the region has to offer.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES