

Beautifully presented 3/4 bedroom home with 4.7 hectares of equestrian grazing land, Barn and small carp pond

EXCLUSIVE



## INFORMATION

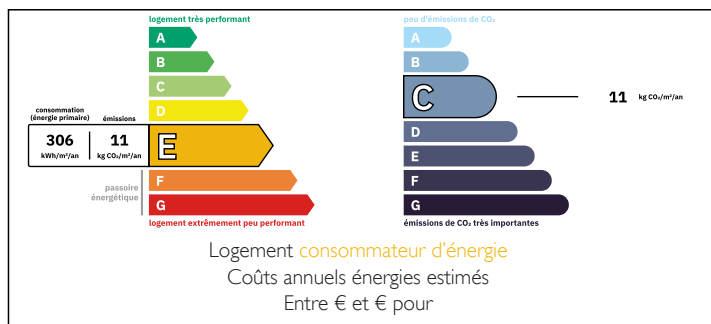
Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	142 m <sup>2</sup>
Plot Size:	46998 m <sup>2</sup>

## IN BRIEF

Detached home with 3 bedrooms, study with original bread oven, Lounge/Dining room, Kitchen/breakfast room, shower room and bathroom, Utility room, large barn/garage, smaller outbuildings and horse shelter. The house sits centrally to the garden, paddocks and a small carp pond.



## ENERGY - DPE



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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 within organically managed land and surrounded by open countryside, this characterful property offers an exceptional rural and equestrian lifestyle opportunity.

The house is entered via a light and welcoming hallway. To the left lies a fitted kitchen/breakfast room that blends the charm of a traditional country kitchen with a clean, contemporary finish, making it ideal for everyday family life. Beyond the kitchen is a substantial utility and storage room with sink, plumbing, access to the outside and direct access to the barn. This highly versatile space would also lend itself perfectly to use as a separate dining room or entertaining area.

To the right of the hallway is a generous and atmospheric lounge, featuring original exposed beams, a log-burning stove and lovely views over the surrounding land to both the front and rear. Leading from the lounge is a beautifully restored room, currently used as a bedroom but previously a study or treatment room. The retained original bread oven provides a striking focal point and a tangible link to the property's history.

The ground floor also benefits from a charming cloakroom with separate shower room and WC. Stairs lead to the first floor, opening onto a large mezzanine space which offers excellent flexibility for use as a home office, studio, relaxation area or additional living space. Three bright and well-proportioned double bedrooms are arranged around this central area, the principal bedroom benefitting from double built-in wardrobes, along with a family bathroom.

Room sizes:

Lounge/Dining Room: 6.46m x 5.90m

Kitchen/Breakfast...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES