

## Historic 1789 Stone House – Former Pilgrims’ Inn on the Way of St James of Compostela.

EXCLUSIVE



## INFORMATION

Town:	Rilhac-Lastours
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	74 m <sup>2</sup>
Plot Size:	1094 m <sup>2</sup>

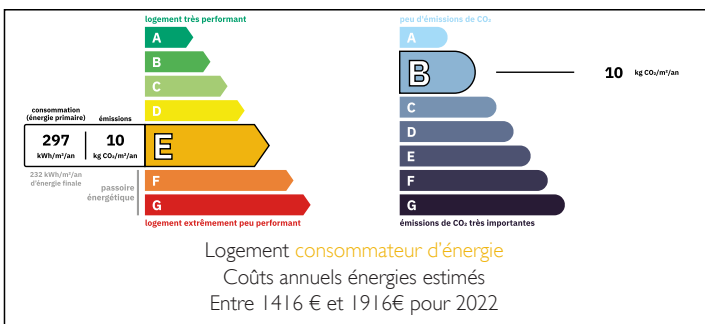
## IN BRIEF

In the heart of a picturesque medieval village, wrapped in peace and countryside charm, this beautiful stone house dating from 1789 once welcomed pilgrims travelling along the Way of St James of Compostela.

Its thick 80 cm stone walls have witnessed centuries of stories. Today, they offer warmth, character and authenticity in a truly special setting.



## 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

### Warm & Inviting Living Spaces

The ground floor offers a 14.3 m<sup>2</sup> kitchen open to a charming dining area, creating a 29 m<sup>2</sup> living space centred around a wood-burning insert — perfect for cosy winter evenings.

A separate lounge (11 m<sup>2</sup>) features a charming mezzanine sleeping area, ideal for guests or a reading retreat.

Upstairs, two 10 m<sup>2</sup> bedrooms with wooden floors continue the authentic feel of the home.

### Peaceful Garden & Inspiring Surroundings

Set on a 1,094 m<sup>2</sup> plot, the property enjoys a quiet natural environment, just 100 metres from a hiking trail.

Despite the tranquillity, the amenities of Nexon and Flavignac are only 5 km away (shops, pharmacy, cafés).

### Endless Potential

A large 54 m<sup>2</sup> garage/workshop, built in 2008 with water and electricity connections, offers exciting possibilities:

- Guest accommodation
- Artist's studio
- Extension
- Holiday rental

### A Property with Soul

This is more than a house — it is a place with history, atmosphere and heart.

Perfect as:

- A charming permanent home
- A peaceful holiday retreat
- A character property for a gîte project on the pilgrimage route

A rare opportunity to own a piece of French heritage in a timeless village setting.

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe foncière: **548 EUR**

## NOTES