

House to renovate with attached barns for possible conversion and great views. Mains sewage available

EXCLUSIVE



## INFORMATION

Town:	Saint-Amand-Magnazeix
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	50 m <sup>2</sup>
Plot Size:	3312 m <sup>2</sup>

## IN BRIEF

Discover a hamlet property offering views and development potential.

The main house and the right-hand barn benefit from a well-maintained roof, with permission previously granted for a conversion to accommodation.

The left-hand barn provides privacy from neighbors, and a second ruin on the grounds awaits restoration.

Behind the house lies an attached garden with unobstructed Haute Vienne countryside vistas, ideal for outdoor living and future landscaping.

Utilities are ready to support a project, solid roof, electricity, fibre in the street, mains water and sewage.

Enjoy a village atmosphere with a local restaurant



## ENERGY - DPE

DPE not required.

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

Discover the charm and potential of this unique hamlet property, perfectly positioned to capture sweeping views across the beautiful Haute-Vienne countryside. Offering a rare blend of character, space, and opportunity, this is an ideal prospect for those seeking a lifestyle project or investment with significant development potential.

The main house is complemented by a substantial right-hand barn, both benefiting from a well-maintained roof—an excellent foundation for any renovation plans. Notably, previous permission was granted to convert the barn into additional accommodation, presenting an exciting opportunity to expand the living space or create a gîte or rental property.

To the left of the house, a second barn provides natural privacy from neighboring properties, enhancing the sense of seclusion and tranquility. In addition, a separate ruin on the grounds awaits restoration, offering further scope for creative development or a bespoke guest retreat.

Behind the house, an attached garden opens out onto uninterrupted views, making it a perfect setting for outdoor dining, relaxation, or future landscaping projects. Whether you envision a landscaped garden, a pool, or simply a peaceful haven to enjoy nature, the space is ready to bring your ideas to life.

Practical considerations are already in place to support your plans. The property benefits from a solid roof, electricity, mains water and sewage connections, and fibre internet available in the street—ensuring modern convenience alongside rural charm.

Situated within a friendly hamlet, the property enjoys a welcoming village atmosphere, with a local restaurant just a short walk away. For everyday essentials,...

## LOCAL TAXES

Taxe foncière: 170 EUR

Taxe habitation: EUR

## NOTES