

## Cute 2 bedroom House with large garden and renovation project!



## INFORMATION

Town:	Saint-Bazile
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	2188 m <sup>2</sup>



## IN BRIEF

Spacious property offering excellent potential, set on a generous 2,188 m<sup>2</sup> garden. The main house features two bedrooms, a main bathroom, and a converted attic with its own shower room, providing flexible additional living space.



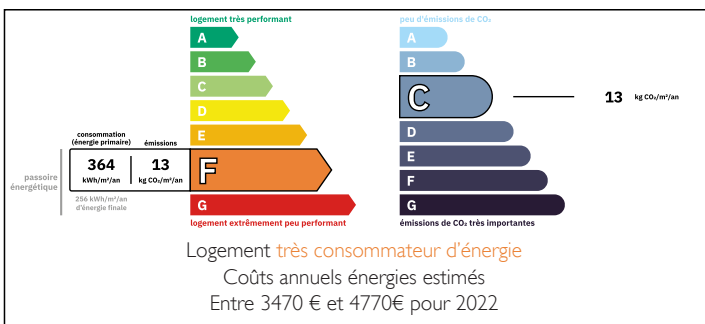
The ground floor includes a cosy lounge with a log burner and a kitchen-diner equipped with a pellet burner. The property is currently single glazed and benefits from an individual septic tank system.



Outside, the expansive garden includes a large, characterful hangar-style bar—ideal for entertaining or creative use.

In addition, there is a separate building for renovation, offering potential for conversion into a gîte, subject to obtaining the necessary permissions.

## ENERGY - DPE



A versatile property with multiple possibilities for

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

Spacious character property with extensive outbuildings and excellent potential, set within a generous 2,188 m<sup>2</sup> plot.

The main house offers well-proportioned accommodation including a 21 m<sup>2</sup> lounge featuring a log burner, and a 25 m<sup>2</sup> kitchen-diner fitted with a pellet burner installed in 2025. Beneath the kitchen-diner is a substantial 34 m<sup>2</sup> cellar, providing excellent storage or workshop space. A small 3 m<sup>2</sup> utility room adds practicality.

The sleeping accommodation comprises two bedrooms: a 13 m<sup>2</sup> principal bedroom with an adjoining 6 m<sup>2</sup> dressing room, and a second bedroom of 11 m<sup>2</sup>. There is also a 6 m<sup>2</sup> family bathroom. In addition, a spacious 39 m<sup>2</sup> converted attic provides further flexible living space and benefits from its own shower room.

Externally, the property is equally impressive. A 17 m<sup>2</sup> wood store, a chicken hut with enclosed run, and covered parking for two cars enhance functionality. There is also a 20 m<sup>2</sup> storage area.

A standout feature is the large 35 m<sup>2</sup> "fun" hangar/bar—ideal for entertaining or leisure use. The grounds also include two attractive courtyard areas enclosed by stone walls, measuring 114 m<sup>2</sup> and 247 m<sup>2</sup> respectively, offering private and versatile outdoor spaces.

Importantly, the property includes a separate large building with existing permission for renovation, presenting an excellent opportunity for conversion into a gîte or independent accommodation.

A rare opportunity to acquire a versatile property with significant potential for further development.

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

## LOCAL TAXES

Taxe foncière: 549 EUR

Taxe habitation: EUR

## NOTES