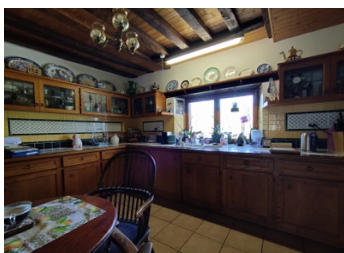


1 bedroom house with two large adjoining barns, two bedroom gite and a good sized mature garden



INFORMATION

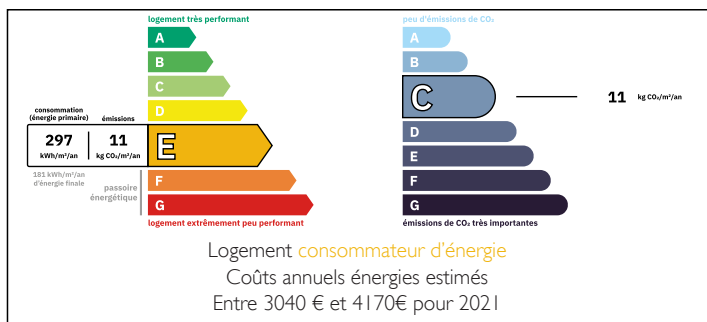
Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	213 m ²
Plot Size:	8000 m ²



IN BRIEF

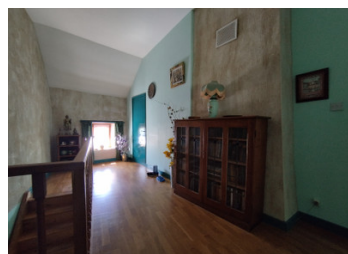
A turnkey home ideal for family living or a profitable gîte rental opportunity. This charming property offers three bedrooms with potential for further expansion, a beautiful landscaped garden, and a welcoming terrace—perfect for outdoor dining and relaxation. Conveniently located close to local amenities, it combines comfort, flexibility, and investment appeal.

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

The main house offers well-proportioned accommodation throughout. On the ground floor, there is a spacious open-plan kitchen, lounge, and dining area (8.50m x 4.32m), complete with a pellet burner, creating a warm and inviting living space. A generously sized wet room (2.61m x 3.92m) completes this level.

Upstairs, the first floor features an impressive master bedroom (4.12m x 8.62m) with built-in storage. This room offers excellent flexibility and could easily be divided to create additional bedrooms if required. A family bathroom (2.61m x 3.92m) is also located on this floor.

The adjoining gîte provides comfortable and independent accommodation, ideal for guests or rental income. The ground floor comprises a cosy lounge with a log burner (2.95m x 7.21m) and a kitchen/dining room (5.64m x 4.93m). On the first floor, there are two bedrooms (3.09m x 5.59m and 4.10m x 3.85m), along with a shower room (2.74m x 1.88m) and a separate WC (1.65m x 1.91m).

Externally, the gîte benefits from a private courtyard and useful outdoor storage. The main house is complemented by two large barns and a log store, offering excellent potential for storage or further development (subject to permissions). The garden is mature, predominantly laid to lawn, and provides a pleasant outdoor setting.

The property benefits from double glazing, electric heating, and a fosse septique.

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