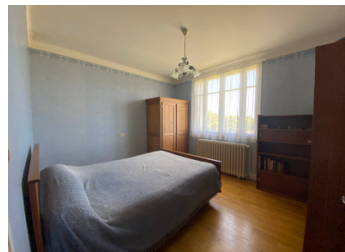


Spacious 3-Bedroom Family Home or Holiday Home with Outbuilding & Land – Near Uzerche



INFORMATION

Town:	Saint-Ybard
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	10279 m2

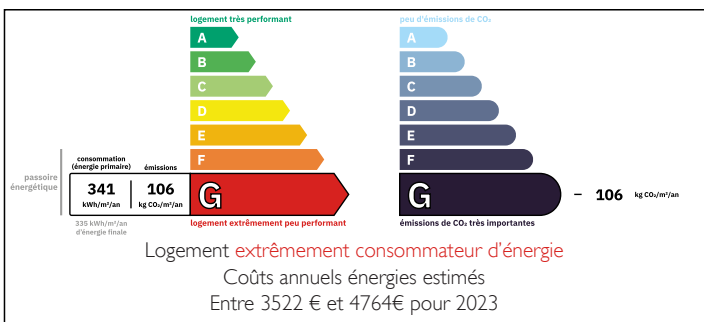


IN BRIEF

Set in a peaceful rural environment close to the historic town of Uzerche—often referred to as the “Pearl of the Limousin” for its picturesque old town and hillside setting—this bright and versatile property offers an ideal blend of permanent residence, holiday home potential, and investment opportunity. With easy access to the A20 motorway and convenient reach of both Limoges and Brive-la-Gaillarde—as well as their respective airports—this is a highly accessible rural retreat.

The property's generous land, large outbuilding, and flexible internal layout make it equally suited as a full-time family home or a low-maintenance “lock-up-and-leave” property. There is also ample space for a swimming pool - subject to permission, further enhancing its appeal as a relaxed lifestyle escape.

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

This well-proportioned home of approximately 80 m² offers bright, comfortable living throughout. The main living space is an open-plan kitchen, dining, and lounge area of around 28 m², featuring three UPVC windows with electric shutters, mixed tiled and wood flooring, and central heating radiators.

A wide entrance hallway leads to three similarly sized bedrooms (approximately 12–13 m² each). Each room benefits from excellent natural light, with a particularly bright double-aspect bedroom, giving the home an airy and welcoming feel.

The shower room (5.5 m²) includes a UPVC window and would benefit from updating, alongside a separate WC with its own window.

From the hallway, stairs lead up to a substantial attic of around 50 m², featuring exposed beams, wooden flooring, and excellent height—offering strong conversion potential for additional living space or guest accommodation. This enhances the property's suitability as a holiday home or comfortable family home.

Stairs also lead down to a large basement level (approximately 78 m² total), comprising a boiler room, a double garage, and a cave, providing extensive storage and utility space.

Externally, the property sits within approximately 10,000 m² of land, offering open views with excellent potential for a swimming pool, gardens, or leisure use. A standout feature is the 240 m² outbuilding, divided into several sections, ideal for a workshop, artisan business, storage, or agricultural use.

The property is approached via steps leading to a veranda with iron balustrade, opening into a long and welcoming hallway that reinforces the sense of space and flow throughout.

NOTES