

2-Bedroom Renovation House with Garden & Optional 1-Hectare Plot in La Porcherie, Limousin

EXCLUSIVE



INFORMATION

Town:	La Porcherie
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	445 m2

IN BRIEF

Traditional 2-bedroom village house with garden, in La Porcherie, Haute-Vienne, Limousin, offering an exciting renovation opportunity.

This characterful property offers a living area with kitchen and bathroom with bath, washbasin and WC on the ground floor, with two bedrooms and a landing upstairs. The house requires renovation and modernisation, making it an interesting opportunity for buyers looking to create their own French home, holiday property or rental investment.

The property benefits from a garden directly to the rear. An additional plot of approximately 1 hectare is also available for separate purchase and directly adjoins the garden. This is not included in the sale of the house, but could provide an attractive opportunity for a buyer seeking additional land, privacy or space for leisure and gardening.

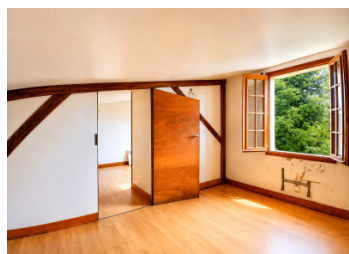


ENERGY - DPE

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

Traditional 2-bedroom village house with renovation potential

Located in the village of La Porcherie, Haute-Vienne, in the Limousin region of France, this traditional two-bedroom house offers an interesting opportunity for anyone looking for an affordable French property to renovate.

The house retains a number of traditional features, including its characterful timber-framed façade, exposed wooden elements and traditional shutters. While the property requires renovation and modernisation, it provides a solid starting point for creating a comfortable home with its own individual character.

With its manageable size, two bedrooms and private garden, the property could appeal to a range of buyers looking for a renovation property in rural France.

Ground floor

The ground floor currently comprises a spacious living area with kitchen, providing the opportunity to create an attractive open living and dining space.

There is also a bathroom with bath, washbasin and WC.

The existing accommodation offers a practical layout while leaving plenty of scope for modernisation and personalisation. The future owner could update the interior to suit their own lifestyle and taste while retaining some of the property's original character.

Two bedrooms upstairs

The first floor comprises a landing and two bedrooms.

The bedrooms have their own character and benefit

NOTES