

RENOVATION PROJECT with barn and 8,441m of land in a peaceful hamlet near La Porcherie



INFORMATION

Town:	La Porcherie
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	70 m2
Plot Size:	8441 m2

IN BRIEF

An exciting full renovation project situated in a peaceful hamlet just a few minutes from La Porcherie. The property includes a character house, large attached barn, ruins of a bread oven, plus 8,441m² of land with fruit trees.



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

The house currently comprises two large rooms, with further potential in the attic space.

On entering the property, there is a spacious room featuring wooden beams, a large open fireplace and a partially exposed cobble floor. With its generous proportions and original features, this room could make a wonderful kitchen and dining area, with the fireplace providing a lovely focal point.

Stairs lead up to a second large room which could be transformed into a comfortable living room. From here, there is access towards the attic space, offering the possibility of creating bedrooms. Two Velux windows have already been installed in the attic, providing natural light.

There is also an opening from the house into the adjoining barn, giving further potential possibilities when planning the renovation and layout.

Attached to one side of the house is the ruin of a former outbuilding, and there are also the remains of an old bread oven.

On the other side of the house is a good-sized attached barn with a large entrance door. Two Velux windows have already been installed in the barn roof. Alongside the barn is an open-sided wood hangar.

The land is situated mainly in front of the property and extends to 8,441m², all in one plot. There are several established fruit trees, and the caravan visible in the photographs is included in the sale.

The property requires complete renovation but offers plenty of potential to create a character home with substantial land and useful outbuildings.

LOCATION

The property is situated in a...

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