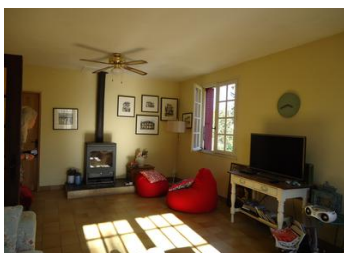


5 bedroom stone detached farmhouse - 3 Barns & approx. 4500m2 LAND - Haute Vienne



INFORMATION

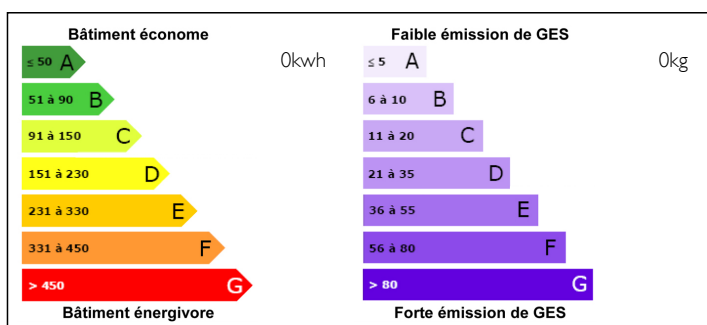
Town:	LINARDS
Department:	Haute Vienne
Bed:	5
Bath:	2
Floor:	201 m2
Plot Size:	4500 m2



IN BRIEF

Viewing essential! Leggett are delighted to bring to the market this unique 5 bedroom stone detached 16th/17th farmhouse with 3 barns (1 barn is the ruins of an old chateau) with approx. 4500m2 land, idyllically located in a private hamlet which is in open lush countryside. All for 400 Euros taxe foncière per year! This Farmhouse offers excellent family accommodation plus endless amount of business opportunities too i.e. Gites, Camping etc and is conveniently located near the A20 motorway, which is only 15 minutes drive away and a further 15 minutes drive to the vibrant City of Limoges and Limoges International Airport - Bellegard.

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 approach to this 16th/17th farmhouse is a beautiful country lane from which you see two of its three stone barns (two with planning permission).

You enter the house to a well equipped kitchen (4.60m² x 3.90m²) with two De Dietrich cookers (one gas & electric, the other is a wood burning cooker and heats the whole house during the winter months), plus a Pantry (4m x 1.90m²) To the left of the kitchen is an office (4m x 2.20 m²) with wooden beams etc. To the right of the kitchen is the Living & Dining Room (7m x 4m) which has double aspect views to the south facing garden, plus lovely courtyard and french patio doors, and lets the sunshine flood through and WOODBURNER! Downstairs also offers a modern white bathroom and toilet and a double bedroom (4.5m x 3.5m²) with patio doors opening onto the garden (including another woodburner) This is ideal for an elderly person or special needs.

Upstairs also offers lovely views from the three double bedrooms, one with a modern fitted ensuite and electric towel rail (3.80m² x 4.30m², 3.80m² x 4.30m² & 4m x 5.80m²), plus another washroom (2.90m x 1.70m²), which you could make into another bathroom/shower room.

Another bonus to this Farmhouse is on the second floor (attic) which has been fully converted and renovated to a very high specification, a very large bedroom (8.20m²...

LOCAL TAXES

Taxe foncière: **400 EUR**

NOTES