

UNDER OFFER Beautiful surroundings for this home with 2 gites. Stunning gardens, barns and a pond.



INFORMATION

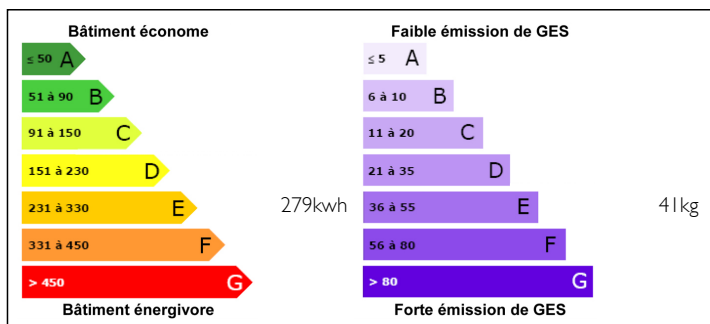
Town:	Solignac
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	120 m2
Plot Size:	45969 m2



IN BRIEF

A charming property located in an idyllic hamlet just 13 kilometers from the center of Limoges. The raised location overlooking the countryside offers a picturesque setting with peace and calm for the residents or guests. The 2-bedroom house has the potential for extension and provides flexibility for the future owner's needs. The outside gardens, covered dining terrace, and courtyards enhance the property's appeal, offering spaces for outdoor enjoyment, entertaining, and relaxation. The large parcel of land attached, adorned with chestnut trees, adds to the overall charm. The combination of proximity to the city and the tranquility of the countryside makes this property a desirable blend of convenience and natural beauty.

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

Main House:

Entrance area leading to a living room with a wood burner, tiled flooring, and exposed beams.

Office area off the living room.

Bright dining room with inbuilt storage, exposed stone, beams, and wooden floors.

Kitchen with cream units, induction hob, electric oven, dishwasher, and patio doors to the courtyard.

Shower room and WC off the kitchen.

Wooden staircase leading to the first floor.

Two bedrooms with wooden flooring and countryside views.

Bathroom with bath, basin, heated towel rail, and separate WC.

Fully double glazed, fosse septic, and fuel central heating.

Attic area on the first floor leading to a small house for renovation.

Gite 1 (Attached to Main House):

Open plan kitchen, dining, and living area with exposed stone walls and beams.

Bedroom with a shower room, WC, sink, and heated towel rail.

Gite 2 (Separate Stone Built House):

Large open plan living area with a corner kitchen.

Bedroom with a shower room, WC, and sink unit.

Additional Features:

Large barn opposite the main house.

Another barn to the rear housing the fuel heating system.

Old piggery ideal for storage or potential future renovation.

Beautifully kept gardens, terraced areas, covered outdoor dining and seating area.

Large vegetable garden, trees, and shrubbery.

Pond with water lilies and countryside views.

Over 4 hectares of land with chestnuts and fruit trees.

Well at 5m in depth and a water spring.

LOCAL TAXES

Taxe foncière: 1167 EUR

NOTES