

Equestrian property in the countryside with stunning views in complete tranquillity



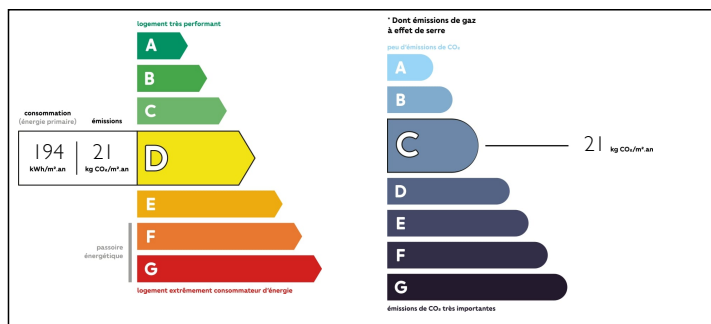
## INFORMATION

Town:	Sauviat-sur-Vige
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	258 m2
Plot Size:	3700 m2

## IN BRIEF

In the commune of Sauviat-sur-Vige, between the two medieval towns of Bourgneuf and Saint Leonard de Noblat, this barn conversion is the perfect holiday home or family house. The views over the countryside are just stunning.

## ENERGY - DPE



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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 sits on top of a small hamlet of around 10 houses. From the terrace, the house, and the large balcony you are overlooking the Limousin countryside.

It is a very quiet location, there is barely any daily traffic passing by.

It could be a great family house, a holiday home, or an equestrian property. Total land size that is sold with the property equals 3700 m<sup>2</sup>, but there is the possibility to rent 1,23 hA adjoining the property, and to buy another 2,46 hA just 200 metres away. It would be ideal for horses, as the boxes are already in place in the outbuilding. In this outbuilding you also find a decent workshop.

The house is a converted old barn, built on a ground floor against a slope. On one side the ground floor is accessible from outside, on the other side the first floor is accessible from the garden / veranda. The ground floor offers a heating room, a cellar, a washing room, another room with running water, and storage space.

There is an internal staircase that leads to the first floor.

Attached to the house is a big covered veranda, where you can enter the main house on ground level.

Entering the house into the open planned kitchen 40 m<sup>2</sup> with a TV area attached. The hallway (21 m<sup>2</sup>) connects to the lounge / dining room (50 m<sup>2</sup>). A bathroom (10 m<sup>2</sup>) and a downstairs toilet are attached to the hallway.

This floor has...

## LOCAL TAXES

Taxe foncière: 1300 EUR

## NOTES