

Ensemble comprising 2 houses of 3 and 2 bedrooms 2 barns and further outbuildings. No direct neighbours.



INFORMATION

Town:	Blond
Department:	Haute-Vienne
Bed:	7
Bath:	3
Floor:	430 m2
Plot Size:	28105 m2



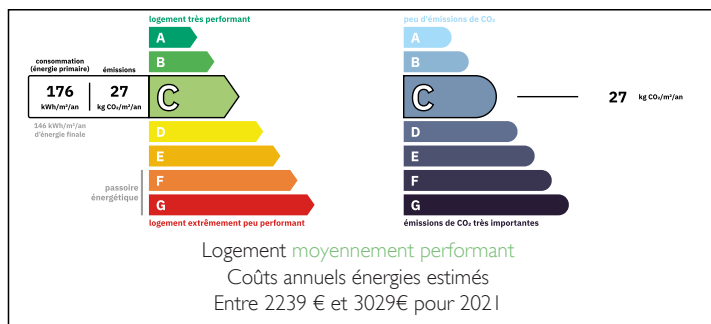
IN BRIEF

This is a superb opportunity to acquire two renovated detached stone houses, with the possibility of converting a third independent house and scope for so much more with the 2 barns and various other outbuildings offering further development potential.

The ensemble dates from the 18th century and is located in a privileged location at the end of a no-through lane and offers excellent views over the surrounding countryside. Total tranquility and privacy guaranteed.

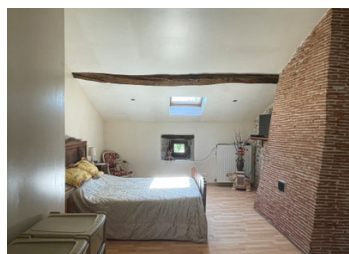
Set in the heart of quiet, gently rolling countryside, only 6 km from a small village providing full local facilities (village shop, bar/restaurant, bakery etc) The thriving market town of Bellac (9 km) offers a wide range of shops and services, several restaurants and bars and also benefits from rail services to Limoges and Poitiers. There is also excellent access to Limoges International...

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.



LOCAL TAXES

Taxe foncière: 820 EUR

NOTES

DESCRIPTION

Total living area of more than 430 m² consisting of 3 detached stone houses. 2 barns and outbuildings complete this rare property for sale, offering a real opportunity for a large family, a joint purchase or a professional activity.

The configuration is as follows

3-BEDROOM HOUSE

Ground floor.

Entrance hall (20 m²) with, to the right, a good-sized kitchen (18 m²), a bathroom (7 m²), a separate WC and a utility room (3.6 m²) housing the 200-litre hot water tank.

To the left is the living room (28 m²), leading to the dining room (23 m²).

From the entrance hall, a staircase leads to the first floor where there is a landing (11 m²) and 3 good-sized bedrooms (26 m², 24 m², 23 m²) and a study (16 m²). From the landing, a staircase leads to a convertible attic.

The adjoining barn is accessible from the living room and measures 105 m². Double glazing throughout.

2 BEDROOM HOUSE

Ground floor.

Entrance (15 m²) with original stone slab floor and a wood burner which opens to the kitchen (14 m²). To the left of the entrance there is the open plan lounge/dining room (35 m²) also with a wood burning stove. To the right an office and storeroom (28 m²) Stairs from the entrance lead to a landing (11 m²) which provides access to 2 bedrooms (18 m² and 24 m²) and a bathroom (8 m²) Heating is assured by the 2 wood burning stoves but the property also has a recent...