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Ref: A31398ATM87 Price: 199 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (184 280 EUR without fees)

Detached Character Stone House & Barn on 1 Acre | Haute-Vienne







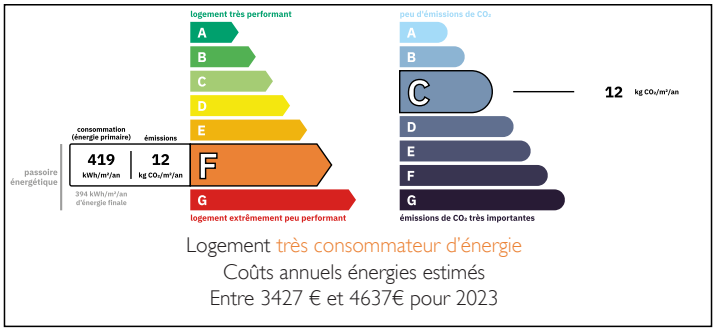








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3427 € et 4637€ pour 2023

INFORMATION

Town:	Arnac-la-Poste
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	169 m2
Plot Size:	4157 m2

IN BRIEF

Nestled in a peaceful Haute-Vienne hamlet, this beautifully presented 4-bedroom detached villa effortlessly blends authentic Limousin heritage with essential modern conveniences. The property features gorgeous exposed stone walls, an expansive attached garden (over 1 acre), and a substantial versatile garage or barn. Located just 5 minutes from local amenities and 40 minutes from an international airport, it represents the quintessential French country dream—perfectly configured as a permanent family home, a rural remote-work haven, or a grand holiday escape.

- Stunning stone house, 4 beds, 2 reception rooms, 2 bathrooms
- Over an acre of level, fenced gardens
- Large garage and old piggeries for possible conversion
- Very large attic suitable for conversion to further living

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

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Ground Floor: Light-Filled Elegance & Character Details

The journey begins in the welcoming entrance hall, highlighted by a beautifully preserved original stone sink that sets an authentic historical tone.

- The Main Salon: A spectacular, double-aspect living space flooded with natural light, featuring gorgeous period-inspired decor, rich natural wood flooring, and a central fireplace perfect for cozy evenings.
- Kitchen & Dining: A bright, expansive hub of the home with lovely views over the lawn, ideal for family meals and easy entertaining.
- The Snug: A warm, intimate secondary sitting room centered around a classic fireplace, opening directly onto a peaceful patio.
- Convenience: A ground-floor guest WC completes this level.

First Floor: Flexible Dual-Wing Layout

The first floor is smartly arranged across two independent wings, offering excellent privacy for family members or visiting guests:

- Left Wing: Features two spacious, light-filled bedrooms with high ceilings and decorative cornicing, served by a luxurious family bathroom equipped with both a walk-in shower and a classic standalone claw-foot bath.
- Right Wing: Provides two additional, generously proportioned double bedrooms, equally well-presented, alongside a second...