

Spacious Renovation Opportunity Near Bellac



INFORMATION

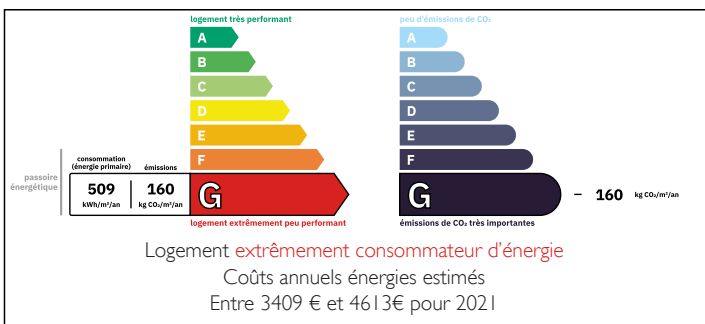
Town:	Bellac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	248 m2

IN BRIEF

Just minutes from Bellac, this charming property with garden, garage, and loft potential is perfect for a renovation project with space and upside.



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

This promising renovation property sits just outside the lively market town of Bellac, offering the perfect mix of countryside calm and convenient access to all amenities.

Set on a generous plot, the house greets you with a large garden that gives privacy and room to grow. Inside, the ground floor features an entrance hall leading to a separate kitchen and dining area, along with a WC. While the layout remains traditional, the structure offers a lot of flexibility for modernisation and personal design.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, along with a fourth room that already has plumbing in place — ideal for adding a second WC or ensuite. Above that, a large loft spans the top floor and could, subject to the right permissions, be transformed into a bright additional living space, a studio, or even an independent suite.

Attached to the house is a spacious garage, ideal for secure parking, a workshop, or extra storage. Outside, the former chicken coop and other stone outbuildings add rustic charm and practical utility, whether you need a garden shed, hobby space, or extra storage.

The location is another big asset: Bellac, with its schools, cafés, restaurants, supermarkets, medical services and train station, is just minutes away. You get the best of both worlds — countryside tranquility and access to everything you need.

With solid bones and loads of potential, this property is a brilliant blank canvas for anyone looking to renovate and add value — whether...

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