

Detached Renovated Village Home with Garden and Garage in La Porcherie

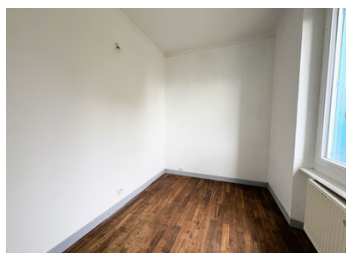


INFORMATION

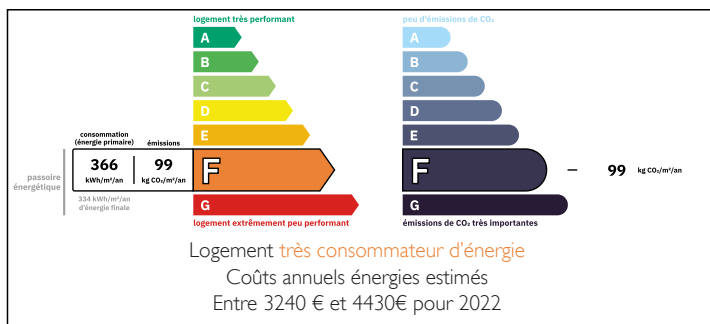
Town:	La Porcherie
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	72 m2
Plot Size:	824 m2

IN BRIEF

This renovated 65m² home is set in the peaceful countryside, just a short walk from the charming centre of La Porcherie. Offering a solid foundation and plenty of potential, it's the ideal blank canvas for your vision.

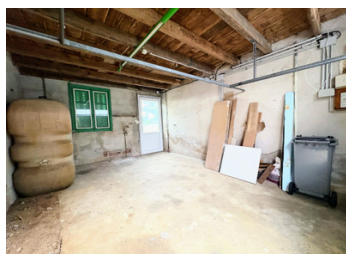


ENERGY - DPE



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

The entrance leads into the kitchen (15.68m²) featuring built-in cupboard units and direct access to the private rear garden — ideal for al fresco dining or enjoying tranquil rural views.

To the left of the entrance, you'll find a bright and inviting living room (16.41m²), perfect for relaxing after a day exploring the scenic surroundings in the Limousin area.

Upstairs, the property offers two well-proportioned bedrooms (9.68m²) (11.51m²), one with a built-in cupboard, plus an additional versatile room ideal for use as an office or guest room (5.46m²). A modern shower room with WC (4.98m²) complete the first floor.

Additional benefits include a handy cellar for storage (16.51m²), a garage (20.22m²), double-glazed windows throughout, and efficient oil central heating, ensuring comfort year-round.

Set on a generous 824m² plot, the garden offers plenty of space for gardening enthusiasts or family activities. This versatile property is ideal as a permanent residence, holiday retreat, or rental investment — a rare opportunity to experience authentic French countryside in the heart of rural France.

Key features:

- Generous private land fully enclosed.
- Upstairs bathroom with a whirlpool shower.
- Garage with two entrances.

A 15 minute drive from the A20 motorway, 35 minutes drive to the town of Limoges, and 45 minutes from Limoges Airport.

Don't miss the chance to own this property in a

LOCAL TAXES

Taxe foncière: **1024 EUR**

NOTES