

Beautiful family home with outbuildings on a large plot of land. Potential for gites and B&B, horses...

EXCLUSIVE



## INFORMATION

Town:	Saint-Brice-sur-Vienne
Department:	Haute-Vienne
Bed:	7
Bath:	3
Floor:	330 m <sup>2</sup>
Plot Size:	12588 m <sup>2</sup>

## IN BRIEF

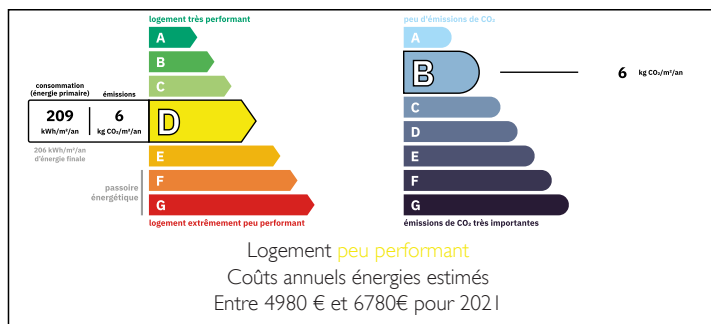
Come and discover this beautiful historical property dating back to 1830, set on 12,588 m<sup>2</sup> of land and featuring several outbuildings, 2 garages, chapel, tower, stables, cellars, saddlery, and more.

Spread over three floors, the house offers 7 bedrooms, 3 bathrooms, 2 offices, and 3 large reception rooms—all overlooking stunning green scenery, yet conveniently close to shops, amenities, the airport, and train stations.

New double glazing has been installed throughout the house, along with a modern wood pellet central heating system and an automatic silo with a capacity of over 4 tonnes—ensuring efficient heating for both the home's 300+ m<sup>2</sup> of living space and its water supply.

The expansive, beautifully landscaped grounds, adorned with mature trees, invite you to explore

## 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 property has great business potential, with the possibility to run a B&B, create gîtes in the various outbuildings, keep horses, and more. There are many opportunities with this vast and charming estate, just waiting to be restored to its full glory.

More photos and details on request.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **2144 EUR**

## NOTES