

Detached 5 bedroom house situated in the commune of Laurière, just 45 minutes from Limoges.



## INFORMATION

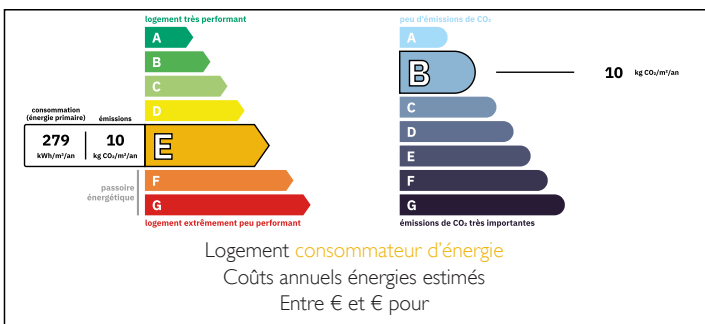
Town:	Laurière
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	210 m <sup>2</sup>
Plot Size:	6000 m <sup>2</sup>



## IN BRIEF

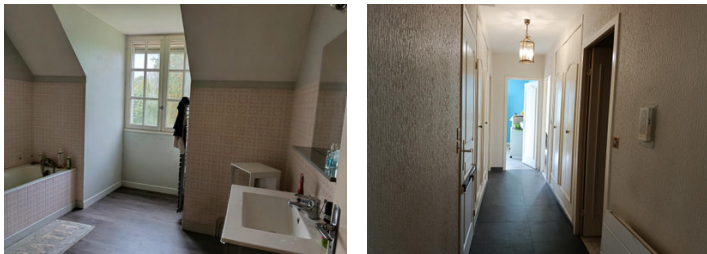
Lovely detached 5 bedroom property situated in its own grounds, front and rear access to driveway, parking and garage. Surrounded by manicured gardens with fruit trees and 2 lovely sunny terraces approx 50m<sup>2</sup> each one. Situated on the border of Haute Vienne and the Creuse.

## 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

Beautifully Presented 5-Bedroom Detached House with Gardens and Terraces

Set within established, enclosed gardens with fruit trees, this attractive 5-bedroom detached property offers generous living space of approximately 200 m<sup>2</sup>. Ideally located just 45 minutes from Limoges, it is perfectly suited as a spacious family home or as a lock-up-and-leave holiday retreat.

The property benefits from two driveways: one with a sweeping approach to the front of the house, and the other leading down at the rear to the garage. There are also two well-designed sunny terraces, ideal for relaxing, entertaining, barbecues, or al fresco dining.

The ground floor features an inviting American-style kitchen with pantry, opening into a bright, open-plan dining area and lounge with an insert wood burner. Large windows throughout flood the living spaces with natural light. A corridor from the kitchen and lounge leads to three generously sized bedrooms overlooking the garden, a family bathroom, a separate WC, and direct access to the garage.

On the first floor, a landing opens onto two additional bedrooms, another family bathroom, and ample storage space.

This is a rare opportunity to acquire a spacious and well-maintained home in a tranquil setting, with all the charm of the French countryside yet within easy reach of the city.

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

## NOTES