

Large stone family home with commercial space and extensive grounds – Aix-sur-Vienne



INFORMATION

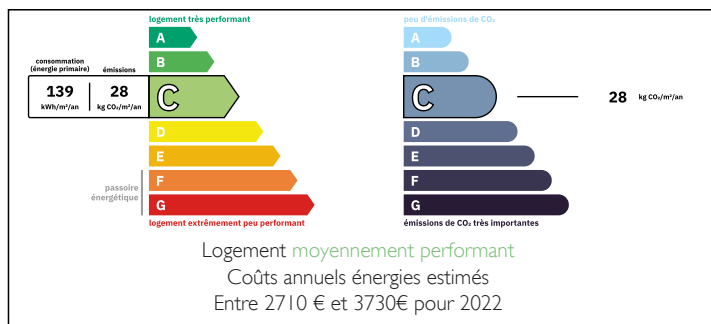
Town:	Aix-sur-Vienne
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	205 m2
Plot Size:	3537 m2

IN BRIEF

Large single-storey stone family home measuring 205 m², combining charm, space and functionality. It has a large, bright living room, an 70 m² veranda with a view and direct access to the garden, and four bedrooms, three of which have en-suite shower rooms and one large bedroom with a separate bathroom. A separate room with its own entrance is ideal for an office or professional practice. The full basement offers a large room that can be converted to suit your needs. The 3530 m² garden surrounds the house and includes fruit trees, a vineyard, a pizza oven, an outbuilding, a vegetable garden and an herb garden. Located in a quiet, green setting, close to shops, schools and services, Limoges is 15-20 minutes away and the airport is 8 km away.



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.



LOCAL TAXES

Taxe foncière: 1174 EUR

NOTES

DESCRIPTION

Combining charm, space and functionality, this 205 m² single-storey house charms with its generous proportions and high-quality design. It features a large, bright living room, an 70 m² veranda with a view and direct access to the garden, and four bedrooms. Three of the bedrooms each have their own private shower room with washbasin, while the fourth, larger bedroom has its own bathroom with bath, shower and washbasin.

A rare asset: a separate room with its own entrance, perfect for a home office or professional practice. The full basement also includes a large room that can be converted to suit your needs – a music room, leisure area or living space for teenagers...

The garden surrounds the house on a wooded plot of approximately 3530 m²: fruit trees (apple, plum and fig trees), vines along a wall, and a pizza oven for convivial evenings. An outbuilding for tools or gardening equipment, a vegetable garden, and an aromatic and flower garden complete this ideal setting for nature lovers.

Location: the house enjoys a quiet, green environment while being close to shops, schools and health services. Limoges is only 15 to 20 minutes away, and Limoges-Bellegarde International Airport is approximately 8 km away.

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