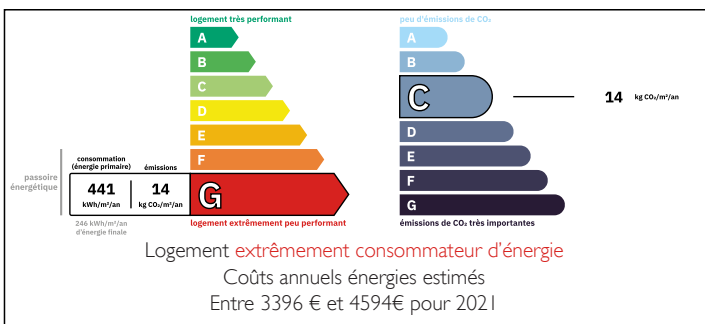


## Classic country charm and character close to village



## ENERGY - DPE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Arnac-la-Poste      |
| Department: | Haute-Vienne        |
| Bed:        | 3                   |
| Bath:       | 1                   |
| Floor:      | 115 m <sup>2</sup>  |
| Plot Size:  | 2468 m <sup>2</sup> |

## IN BRIEF

Charming country house in a quiet hamlet just a couple of kilometers from Arnac La Poste, offering great potential with some work to restore its former glory.

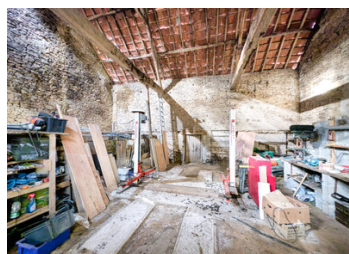
The basics are solid: a good insulated roof, double glazing, mains water and sewage, and fibre internet. The ground floor features a living room, dining room, and kitchen, with exposed oak beams and wonderful views over the back garden. A guest WC adds convenience.

Upstairs there are two spacious bedrooms and a smaller one used as an office, plus access to the attic for excellent storage.

The detached barn provides versatile space for workshops or storage, while a covered terrace area suits parking or an outdoor kitchen. Gardens boast beautiful countryside views too.

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

Charming country house set in a tranquil hamlet just a couple of kilometres from Amac-La-Poste, this property offers a wonderful canvas for a holiday or family home.

While some refurbishment is needed to restore its former glory, the essentials are already in place: a well-insulated roof, double glazing, mains water and sewage, and the added bonus of fibre internet.

Ground-floor living space with a living room, dining room, and kitchen, all accentuated by exposed oak beams and views over the back garden. Convenience of a guest WC on the ground floor  
Up The stairs: two good-sized bedrooms and a smaller room used as an office, plus attic access for excellent storage.

A versatile barn accessible from inside the house or from the outside—great for car repairs, hobbies, or storage.

A second covered terrace area suitable for parking or an outdoor kitchen

Rear gardens with potential for expansive countryside views and a neighbouring lake; better views can be achieved with some gardening.

### Location and accessibility

Just 5 minutes from Amac-La-Poste for daily needs, including schools, cafes, and bakeries. La Souterraine is about 15 minutes away with four supermarkets, a variety of restaurants, and train connections to Paris in under three hours. Limoges airport is a 40-minute drive via the A20 motorway

This property genuinely suits those seeking a flexible country home with scope to personalise. Don't miss the chance to make it your own, whether as a peaceful residence or a charming holiday retreat.

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Information about risks to which this property is exposed...

## NOTES