LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41332ATM87 Price: 84 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (85 000 EUR without fees)

Opportunities abound with 2 interjoined houses plus shop















INFORMATION

Town:	Les Grands-Chézeaux
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	212 m2
Plot Size:	1680 m2

IN BRIEF

Step into a fabulously flexible property that blends history, charm, and boundless creativity.

This dual-house setup includes an attached garden and a shop frontage, inviting you to let your ideas run wild. With a bit of dusting off and light renovation, you could tailor two living spaces, a self-catering wing, or a charming bed and breakfast.

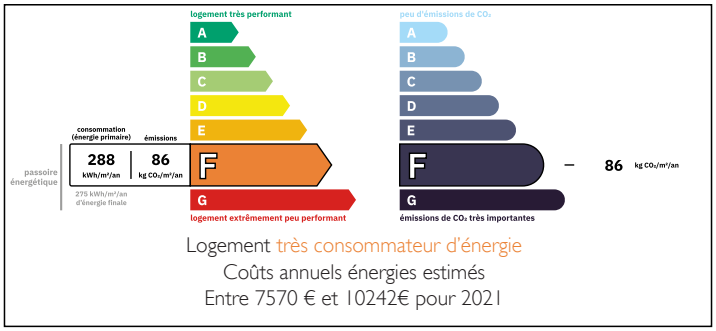
Ground floor features an inviting entrance hall with a central staircase, two living rooms, two kitchens, a convenient downstairs WC, and a large shop front that once housed a butcher.

Upstairs, the split landing leads to three grand bedrooms and two family baths, with non-structural walls ready for your redesign.

Extras: attic potential, a sheltered barn, a wine-ready cellar, and a private garden well.

READ MORE BELOW

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7570 € et 10242€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41332ATM87 Price: 84 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (85 000 EUR without fees)







NOTES

DESCRIPTION

This is a rare, absolutely fabulous opportunity—a canvas ready for your most imaginative dreams.

Two charming houses and a generous shop frontage sit together in a delightful village setting, offering endless possibilities for creativity, entrepreneurship, or refined living. It does need a bit of dusting off and renovation, but that just means you can tailor every corner to your exact taste and style.

This layout is a true creative playground. The ground floor welcomes you with an entrance hall and a central staircase, two spacious living rooms, and two kitchens that make self-catering guests and personal privacy wonderfully easy. A large shop front, previously a butcher's shop, provides perfect space to showcase your creations or launch a small business.

Upstairs, the landing splits to three grand bedrooms and two family bathrooms, with non-structural walls inviting you to reconfigure, expand, or simply freshen the layout. An attic awaits conversion (subject to planning), unlocking even more potential.

The garden is lovely and private, featuring a vegetable well alongside mains water and sewage, and a large barn invites ambitious projects—from car restoration to upcycling—while the cellar eagerly awaits your wine collection.

All of this is set in a charming village that features a wee chateau and pub, just five minutes from Saint-Sulpice-les-Feuilles, where you'll find supermarkets, cafes, schools, and banking facilities. If you've been dreaming of a home that doubles as a creative retreat or a boutique venture, this is the moment to act. Let your muse run wild.

Come and view this property and create your very own...