

Charming Riverside 4 Bedroom Home with Gite Potential and Summer Kitchen



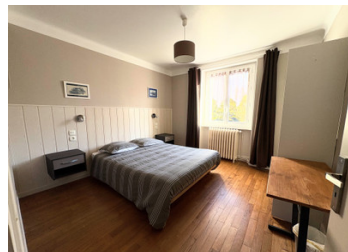
INFORMATION

Town:	Saint-Vitte-sur-Briance
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	141 m ²
Plot Size:	5610 m ²

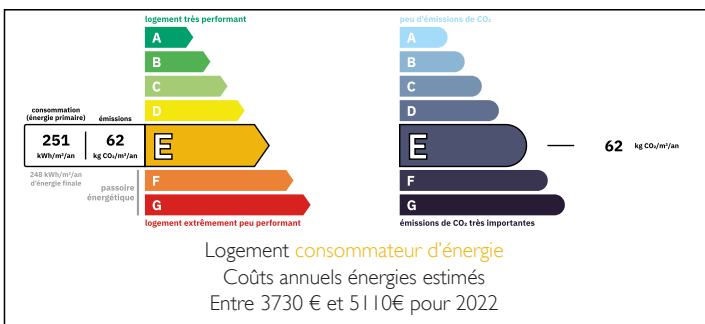


IN BRIEF

Riverside living at its finest – this is a rare opportunity to own a property nestled in a beautiful, peaceful hamlet, offering spacious accommodation, abundant outbuildings, and exciting potential for development.

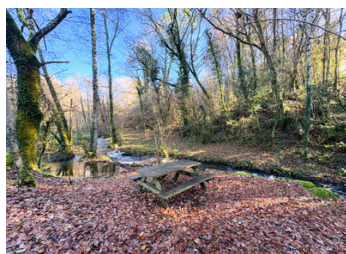


ENERGY - DPE



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

The main house comprises, on the ground floor, a fitted kitchen (18.57m²), a generous lounge/dining room (22.58m²), downstairs bedroom (12.11m²), an office (8.1m²), a bathroom (9.42m²) with both bath and shower, and a separate WC. The basement level includes a boiler room (17.95m²), garage, workshop (20.92m²), and a cellar (20.59m²), providing excellent storage and working space.

On the first floor, there is a spacious landing (11.3m²) which leads to three additional bedrooms (19.8m²) (10.35m²) (9.71m²), a shower room with toilet (3.5m²), and a supplementary room (6.12m²) ideal for use as a dressing room or further storage.

Externally, the property boasts two substantial barns, several outbuildings, and a second house requiring renovation, offering great potential for creating a gîte or guest accommodation. A terrace area leads to a renovated summer kitchen (19.88m²), nearby there is a vegetable garden.

This is a rare opportunity to acquire a versatile and character-filled property in a tranquil natural environment, suitable as a family home, smallholding, or tourism project.

For more photos and information, contact the agents.

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

LOCAL TAXES

Taxe foncière: **680 EUR**

NOTES