

Farmstead comprising of a 3 bed family home, cottage to renovate, and two useful barns



INFORMATION

Town:	Cognac-la-Forêt
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	119 m2
Plot Size:	1364 m2

IN BRIEF

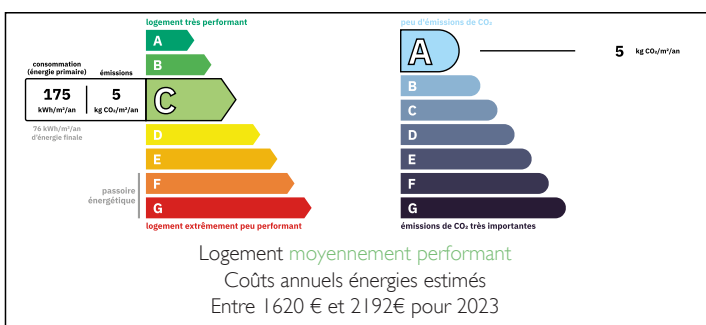
Farmhouse with a large enclosed courtyard, located in a quiet hamlet, close to the local town and all amenities. 5 minutes from Saint-Victorien, 15 minutes from Saint-Junien and 25 minutes from Limoges.

The main house (119 m²) rated C for energy performance, is equipped with a recently installed heat pump and hot water system. It comprises three bedrooms and two shower rooms and is attached to one of the barns. There is also a lovely mature garden to the rear of the house.

The property includes a second cottage to renovate, as well as an adjoining barn, offering plenty of potential for further development.

The whole property sits on a 1,364 m² plot, which includes a well.

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

GROUND FLOOR

Spacious country-style kitchen with dining area (23m²) , featuring cream fitted cabinetry, extensive worktops, tiled flooring, integrated appliances, and a breakfast bar. Bright and welcoming, with ample storage and plenty of space for family dining and entertaining.

Bright open-plan living and dining room (22.5m²) offering a comfortable lounge area flowing seamlessly into a spacious dining space. Filled with natural light from French doors opening to the rear garden.

Downstairs shower room and toilet - 5.8m²

Entrance hall - 6m² with under stairs storage.

Plus boiler room, handy utility space and internal access to the attached barn.

FIRST FLOOR

Three generous double bedrooms offering bright, comfortable accommodation with plenty of space for freestanding furniture. The neutral décor provides a versatile canvas to suit a variety of styles, while large windows allow natural light to flood the rooms.

Bedroom 1 - 13.5m²

Bedroom 2 - 12.6m²

Bedrooms 3 - 13m²

A dedicated 3.9 m² dressing room, modern 5.45 m² shower room, and additional cupboards and attic space provide excellent storage and everyday practicality.

OUTSIDE

A spacious courtyard at the front provides a

NOTES