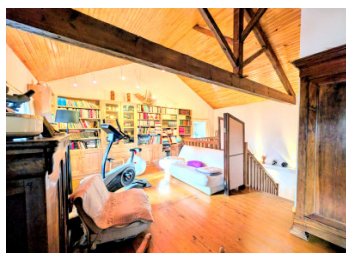
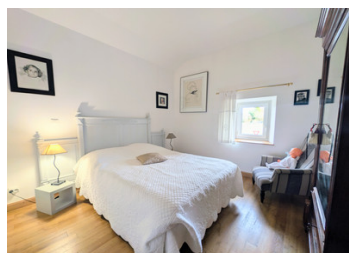


Attractive stone property with three bedrooms, outbuildings and large barn



## INFORMATION

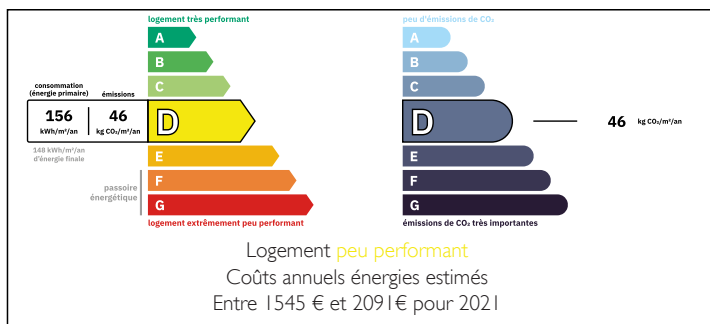
|             |              |
|-------------|--------------|
| Town:       | Séreilhac    |
| Department: | Haute-Vienne |
| Bed:        | 3            |
| Bath:       | 2            |
| Floor:      | 130 m2       |
| Plot Size:  | 3034 m2      |



## IN BRIEF

A charming property with a courtyard, above-ground pool, garden, and several outbuildings, including a large barn. There is also the option to purchase 4.5 hectares of adjoining meadows with a river.

## 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: 1566 EUR**

## NOTES

## DESCRIPTION

Located in the countryside of the Haute-Vienne, just 22 km from Limoges Airport, this beautifully maintained stone house offers a warm and inviting layout.

The ground floor comprises an entrance hall, eat-in kitchen (13.4m<sup>2</sup>), lounge (28m<sup>2</sup>), coat cupboard, shower room, WC, and a bedroom (12m<sup>2</sup>).

The upper floor is accessed via a mezzanine and leads to two further bedrooms (11m<sup>2</sup>), a bathroom, and a separate WC.

Opposite the main house, a conservatory (32m<sup>2</sup>) provides additional entertaining space alongside a storage area and laundry room.

Adjacent to the property is a second utility room opening onto a small courtyard, as well as a workshop featuring a traditional bread oven, and a boiler room.

To the side of the house, a garden area offers convenient parking, while a substantial 350 m<sup>2</sup> barn—divided into two sections—adds excellent potential. To the rear of the barn is an additional outbuilding with access to a garden of approximately 2,000 m<sup>2</sup>. Subject to the necessary permissions, this space could be converted into an ideal gîte.

The property benefits from double glazing throughout and oil-fired central heating.

Possibility to purchase an extra four and a half hectares of prairie with a water source.

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