

Potential to create a smallholding or equestrian property in a beautiful location with 3.5 HA / 8.6 Acres

EXCLUSIVE



## INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	34460 m2

## IN BRIEF

Make this property your own. Once a traditional French detached farmhouse with annexes and several outbuildings and large barns - all ready for complete renovation or development.

Ideal for small agricultural projects, equestrian use, rural retreats or self sufficient smallholdings.

Set in the beautiful French countryside.

## ENERGY - DPE

DPE not required.

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

Set in a stunning, peaceful location, the opportunity to acquire 3.5 HA of farmland (8.6 acres) directly connected to a traditional farmhouse and several outbuildings - all ready for complete renovation or development.

This property gives you the opportunity to start with a blank canvas to create your own dream home. Tucked away in a tranquil and private setting, the property is not overlooked, yet enjoys the presence of a nearby neighbour - offering seclusion without complete isolation.

Mains water, electricity and a well are accessible onsite, easing the path to any future works.

Location Highlights:

13 minutes to Mézières-sur-Issoire (shops, pharmacy, schools, bakery, doctor, etc.)

23 minutes to the larger town of Bellac

50 minutes from Limoges Airport

1 hour 15 minutes to Poitiers Airport

If you dream of creating a working farm, an equestrian estate, or a peaceful rural haven, this beautiful and unspoiled property offers outstanding potential in the heart of the French countryside.

This property is also advertised with 37.5 hectares - see property ref. A40334SSG87 mandate ref 42963A.

It is also possible to buy only the land (37.5 hectares). Please see property reference A43353SSG87 / Mandate MANIM6KH5R18.

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

## NOTES