

Cute 2 bedroom House with large garden and renovation project!



INFORMATION

Town:	Saint-Bazile
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	2188 m2

IN BRIEF

Spacious property offering excellent potential, set on a generous 2,188 m² garden. The main house features two bedrooms, a main bathroom, and a converted attic with its own shower room, providing flexible additional living space.

The ground floor includes a cosy lounge with a log burner and a kitchen-diner equipped with a pellet burner. The property is currently single glazed and benefits from an individual septic tank system.

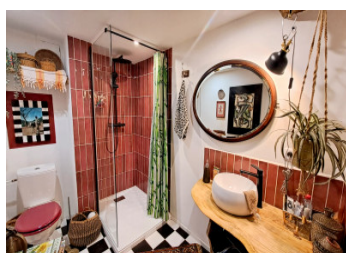
Outside, the expansive garden includes a large, characterful hangar-style bar—ideal for entertaining or creative use.

In addition, there is a separate building for renovation, offering potential for conversion into a gîte, subject to obtaining the necessary permissions.

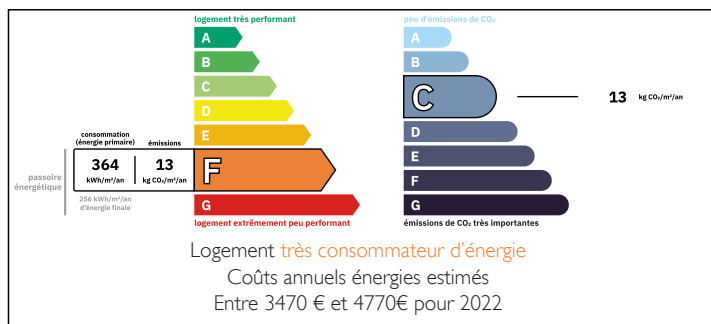
A versatile property with multiple possibilities for

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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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: **549 EUR**

NOTES

DESCRIPTION

Spacious character property with extensive outbuildings and excellent potential, set within a generous 2,188 m² plot.

The main house offers well-proportioned accommodation including a 21 m² lounge featuring a log burner, and a 25 m² kitchen-diner fitted with a pellet burner installed in 2025. Beneath the kitchen-diner is a substantial 34 m² cellar, providing excellent storage or workshop space. A small 3 m² utility room adds practicality.

The sleeping accommodation comprises two bedrooms: a 13 m² principal bedroom with an adjoining 6 m² dressing room, and a second bedroom of 11 m². There is also a 6 m² family bathroom. In addition, a spacious 39 m² converted attic provides further flexible living space and benefits from its own shower room.

Externally, the property is equally impressive. A 17 m² wood store, a chicken hut with enclosed run, and covered parking for two cars enhance functionality. There is also a 20 m² storage area.

A standout feature is the large 35 m² “fun” hangar/bar—ideal for entertaining or leisure use. The grounds also include two attractive courtyard areas enclosed by stone walls, measuring 114 m² and 247 m² respectively, offering private and versatile outdoor spaces.

Importantly, the property includes a separate large building with existing permission for renovation, presenting an excellent opportunity for conversion into a gîte or independent accommodation.

A rare opportunity to acquire a versatile property with significant potential for further development.

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