

## Charming Farmhouse Cottage with Outbuildings, Gite and 2.21 ha Land near Châteauneuf-La-Forêt



## INFORMATION

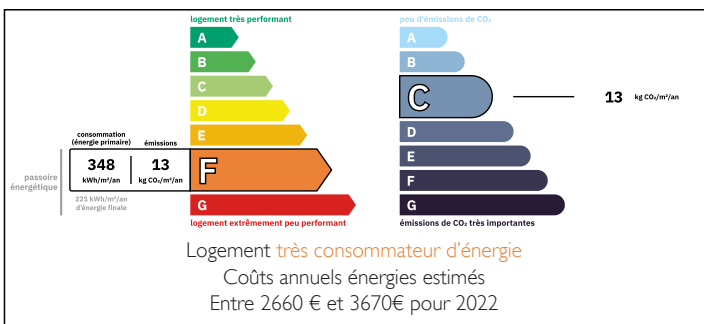
Town:	Châteauneuf-la-Forêt
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	97 m2
Plot Size:	22100 m2



## IN BRIEF

Nestled in peaceful countryside surroundings, this delightful property features a beautifully renovated two-bedroom cottage, ideal for equestrian living, complete with extensive outbuildings and land. In addition, a fully renovated gîte offers excellent rental income potential, making this an ideal lifestyle and investment opportunity.

## 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 beautifully renovated main house offers approximately 67m<sup>2</sup> of comfortable and characterful living space. On the ground floor, a welcoming open-plan kitchen and dining area (20.5m<sup>2</sup>) with a wood-burning stove creates a warm and inviting heart to the home, complemented by a separate air-conditioned lounge (11.3m<sup>2</sup>) and a practical utility room (7.7m<sup>2</sup>) with a doorway to the rear terrace and surrounding land.



Upstairs, the landing leads to a spacious bedroom (16m<sup>2</sup>), a guest room or office (7.1m<sup>2</sup>), and a wooden-floored, beamed shower room with WC (6m<sup>2</sup>).

The fully renovated independent gîte provides excellent guest accommodation or rental potential. The ground floor features a bright open-plan kitchen and living area (17.8m<sup>2</sup>), while upstairs offers a comfortable bedroom (9m<sup>2</sup>) with en-suite shower room and WC (4.6m<sup>2</sup>) — ideal for visiting family and friends or generating supplementary income.

A real highlight of the property is the impressive range of outbuildings and barns, offering exceptional versatility for storage, workshops, stabling, or future conversion projects (subject to the necessary permissions). A separate detached and already renovated outbuilding would make an ideal studio, workshop, or home office.

Full of authentic charm, the property showcases exposed stone walls, traditional beams, and a slate roof, perfectly blending rustic character with modern comfort. Features include double-glazed PVC windows, a reversible air-source heat pump, and additional electric heating.

Set within 2.21 hectares of land, the property enjoys stunning views over the surrounding countryside.

This delightful countryside property combines charm, space, equestrian potential, and income

## LOCAL TAXES

**Taxe foncière: 1001 EUR**

## NOTES