

Beautiful 4-Bedroom Country Home with Pool, Orchard, Barn and Guinguette Terrace near La Croisille-sur-Briance



INFORMATION

Town:	La Croisille-sur-Briance
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	138 m ²
Plot Size:	8100 m ²

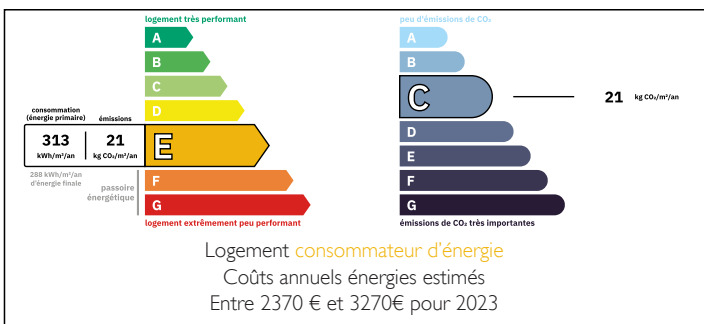


IN BRIEF

Set in a peaceful hamlet just outside the sought-after village of La Croisille-sur-Briance, this beautifully maintained four-bedroom home offers an exceptional lifestyle in the heart of the Limousin countryside. Surrounded by 8,100m² of mature gardens, orchard and entertaining spaces, the property combines character, comfort and exciting future potential, with scope for additional accommodation or a studio/gîte project.

The superb outdoor living areas, including a covered guinguette-style terrace with a traditional bread and pizza oven, saltwater swimming pool and productive orchard, make this a property designed for enjoying long summer days with family and friends.

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

We enter the house through a veranda entrance which opens into a welcoming kitchen of approximately 21.3m². Featuring attractive pale blue cabinetry and a traditional wood-burning oven, this room forms the heart of the home. To the rear is a practical storage area providing useful additional space.

A ground-floor shower room with wash basin plus a separate WC adds convenience. Spacious living room of approximately 32m² is full of character, boasting exposed stone walls, exposed beams, tiled flooring and an insert wood-burning stove. Patio doors provide direct access to the gardens, creating a seamless connection between indoor and outdoor living.

The ground floor also offers two beautifully presented bedrooms measuring approximately 16.6m² and 21.3m², both benefiting from built-in storage and tasteful decoration.

Upstairs, a landing leads to two further double bedrooms of approximately 14m² each, together with a smaller room of around 8m², ideal as a child's bedroom, dressing room, hobby room or home office. A family bathroom with shower, WC and wash basin completes the first floor.

An attic space offers exciting potential for conversion into additional accommodation

Outside, the property truly comes into its own. The beautifully landscaped grounds extend to approximately 8,100m² and feature an impressive collection of fruit trees including fig, peach, apple, walnut and cherry, alongside berry bushes and mature planting throughout. A magnificent monkey puzzle tree forms a striking focal point within the gardens.

Designed for outdoor living and entertaining, the superb covered guinguette-style terrace overlooks

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