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Ref: A45771ATM87 Price: 29 500 EUR

agency fees included: 6600 € TTC to be paid by the buyer (22 900 EUR without fees)

A Renovator's Dream close to village with attached garden and barn















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Sornin-Leulac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	72 m2
Plot Size:	701 m2

IN BRIEF

Set in the peaceful French countryside just 1.3km from St Sornin Leulac, this stone-built property offers an exciting full renovation opportunity.

The house features a kitchen/dining room with a traditional stone fireplace, several additional rooms ready for reimagining, and an upper floor providing a generous 34m² space with endless possibilities.

A standout feature is the impressive 130m² attached barn, perfect for workshops, storage, creative projects, or vehicle restoration.

Water, electricity, and mains drainage are already connected, reducing key renovation costs. Conveniently located near local amenities, markets, major road links, Châteauponsac, Bellac, and La Souterraine, with Limoges just 50 minutes away.

Ideal for buyers seeking a character property to

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.

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NOTES

DESCRIPTION

A Renovator's Dream in the Heart of the French Countryside
Nestled just 1.3 km from the charming village of St Sornin Leulac, this stone-built house, complete with a sprawling 130m² barn and an adjoining garden, awaits your vision.

Yes, it requires total renovation. But that is precisely its magic. Every wall, every room, every fireplace holds the promise of transformation.

The ground floor currently offers a 20m² kitchen/dining area with a stone fireplace, a future lounge space, a bathroom zone, and two additional rooms ready to become living areas, a home office, or storage.

Upstairs, two rooms with a removed dividing wall create a generous 34m² canvas—imagine a master suite, a studio, or a family playroom
The barn is your wildcard: a 130m² workshop, art studio, hobby room or car restorations?

Water, electricity, and town sewage are already connected, removing the biggest renovation headaches.

NOTE DPE Energy rating not applicable as there is no source of heating currently.

1.3km outside the village of St Sornin Leulac where you will find the local school, bar/restaurant, small supermarket and weekly farmers market.

Easy access to the A20, as well as the N145 and N147. Approximately 10km to historic town of Châteauponsac (with Intermarché supermarket) and a Saturday produce market, 20km from La Souterraine (with a E. Leclerc Hypermarket), 23km from Bellac with a Carrefour, Lidl and train connections to Poitiers and Limoges. About 50 minutes from Limoges.