

A stone farmhouse to finish with multiple outbuildings plus 19 acres of attached land near to Azat Le Riz

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Azat-le-Ris
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	93 m2
Plot Size:	77099 m2

IN BRIEF

Rural Property with 19+ Acres and Extensive Outbuildings

An exciting opportunity to acquire a countryside renovation project with significant potential. The property includes a stone house currently being renovated, with one bedroom completed and the remainder ready to finish to your own taste.

Also included are two additional habitable buildings, offering flexible accommodation options, plus a range of useful outbuildings: a large barn with a sound roof, a second barn requiring roof repairs or redevelopment, a substantial hangar, and a tunnel structure suitable for storage or agricultural use.

Set within more than 19 acres of attached land, the property is ideal for horses, livestock, smallholding, or those seeking a rural lifestyle. A rare opportunity to create a superb country home, equestrian

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 peaceful hamlet in the beautiful French countryside, this rare property offers an exciting opportunity to create a substantial family home, equestrian property, gîte business, smallholding or lifestyle retreat. Comprising a main stone house under renovation, two additional houses, extensive barns and agricultural buildings, together with more than 19 acres (approximately 7.8 hectares) of attached land, the possibilities are endless.

Main House

The principal stone house is currently undergoing renovation and offers generous accommodation.

The heart of the home is a superb open-plan living area measuring approximately 11.4m x 6m (68m²), incorporating the kitchen, dining room and living room. A large original fireplace provides a focal point and is ready for the installation of a wood-burning or pellet stove.

Also on the ground floor is a spacious bedroom measuring approximately 6m x 4m, together with a WC.

The first floor occupies the full attic space and currently comprises two large rooms measuring approximately:

11.4m x 6m

4.2m x 6m

A bath has already been installed and the space would lend itself perfectly to the creation of a substantial master suite with en-suite bathroom and dressing area.

The house benefits from recently installed double-glazed windows and a brand-new fosse septique (septic system) will be installed as part of the sale.

NOTES