LEGGETT
IMMOBILIER INTERNATIONAL

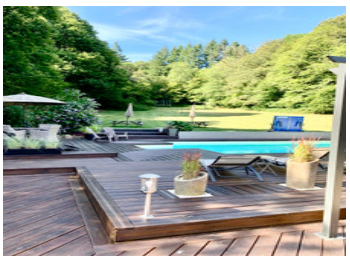
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Ref: A46942LEL87 Price: 689 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (650 000 EUR without fees)

Beautiful stone house with three gites, swimming pool, acre of garden in a stunning hamlet location

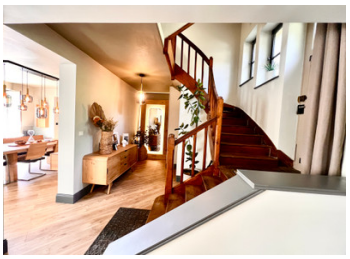


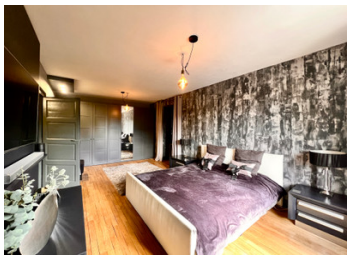












INFORMATION

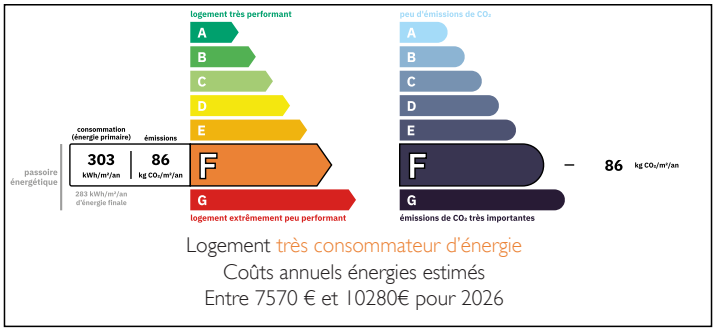
Town:	Saint-Sylvestre
Department:	Haute-Vienne
Bed:	14
Bath:	5
Floor:	400 m2
Plot Size:	4262 m2

IN BRIEF

An exceptional opportunity to acquire a beautifully renovated stone property with an established gîte business already in operation. Combining an elegant private residence with charming guest accommodation, the property offers authentic character, inviting outdoor spaces and the immediate benefit of a ready-to-run hospitality venture. An ideal choice for buyers seeking a lifestyle change together with an existing source of income.

Conveniently situated close to amenities in the village of Saint-Sylvestre and within easy reach of the historic city of Limoges, the property offers the best of both worlds: a peaceful rural setting with culture, history and everyday conveniences nearby. Limoges Airport is approximately 30 minutes away, providing convenient connections to the UK.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7570 € et 10280€ pour 2026

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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LOCAL TAXES

Taxe foncière: **1500 EUR**

NOTES

DESCRIPTION

The property comprises of the following:

Main House

The main entrance opens directly into a wonderful open-plan living space incorporating the sitting room, dining area and kitchen,(82m2). Contemporary, spacious and filled with natural light, each area flows effortlessly into the next.

The modern fitted kitchen features a range-style cooker and is complemented by a separate utility room, freezer room and storage area. It opens smoothly into the dining space and a generous seating area with a wood-burning stove, ideally positioned to distribute warmth throughout the ground floor. Beyond this is the comfortable and welcoming sitting room, complete with a stylish media wall. A separate WC completes the ground-floor accommodation.

Lower ground floor, with internal steps leading down to a cellar running under the property. Internal storage , and wine store.

On the first floor, a spacious landing of approximately 6.5 m² leads to a beautifully presented principal bedroom of around 21 m², featuring an extensive range of fitted wardrobes. There are two further double bedrooms, measuring approximately 12 m² and 11 m², one of which is currently used as an office.

The modern family bathroom includes a large bathtub, a separate walk-in shower and twin washbasins set on a handcrafted wooden vanity. There is also a separate WC.

A second staircase leads to the top floor, where four additional rooms provide excellent scope for renovation. Subject to any necessary permissions, these versatile spaces could become further bedrooms or living accommodation, additional