LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47231LZH87 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Rustic 3 bed 19th century country house with land in Gorre

INFORMATION

Town:	Gorre
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	4037 m2

IN BRIEF

A beautifully authentic 19th-century French farmhouse in a peaceful and private setting near Limoges. Offering approximately 150m² of living space, this detached property retains a wealth of original period features and timeless rustic charm. Exposed stone walls, substantial timber beams, terracotta floors and large open fireplaces create a warm, characterful interior that feels wonderfully untouched by time. Outside, the house sits within a large established garden of approximately 4,037m², with mature planting and fruit trees providing privacy and plenty of space for outdoor living. An adjoining barn of around 120m² offers excellent potential for storage, workshops or further development. Close to Limoges yet surrounded by tranquil countryside, this is a rare opportunity to own an authentic French farmhouse full of history, character and potential.

ENERGY - DPE

DPE not required.

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:	**514 EUR**
Taxe habitation:	**692 EUR**

NOTES

DESCRIPTION

Spacious, atmospheric and full of character, this traditional French farmhouse beautifully retains the charm and authenticity of its original features.

At the heart of the house a spacious living and dining area are full of authentic French country character, with exposed stone walls, substantial timber beams and warm terracotta floor tiles creating a wonderfully rustic and timeless atmosphere.

The living room features a striking open fireplace, traditional timber framing and a charming gallery-style mezzanine above. A generous seating area makes this a welcoming space for relaxing and entertaining, while the exposed stonework and original architectural details give the room a genuine sense of history.

An adjoining dining room continues the same characterful style, with plenty of space for a large dining table, it is an inviting setting for long, leisurely meals with family and friends.

The authentic country-style kitchen is also full of traditional French character, centred around an impressive cantou fireplace that immediately gives the room a warm, historic feel. Original stonework and timber details reinforce the rustic atmosphere. This is a kitchen with real personality — practical, atmospheric and wonderfully evocative of a traditional Limousin farmhouse.

On the ground floor, there is a useful bathroom and separate WC, along with access to the barn. A separate pantry provides additional storage and features a wonderful traditional bread oven, adding to the property's authentic farmhouse appeal.

The first floor, accessed via a charming mezzanine landing, offers three good-sized double bedrooms and a small shower room. There is also a large...