

Charming detached French country house with views, garden & barn

EXCLUSIVE



INFORMATION

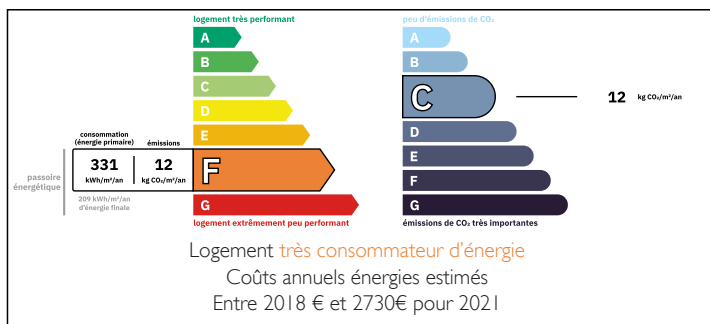
Town:	Saint-Cyr
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	2377 m2



IN BRIEF

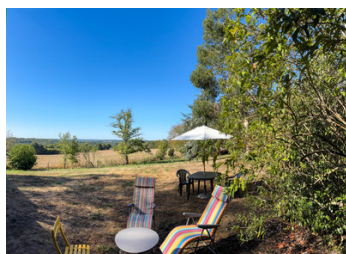
Charming detached French country house for sale in a peaceful rural hamlet, offering approximately 80m² of living space, beautiful countryside views and a west-facing garden with mature fruit trees. The property features a cosy living room with new wood-burning stove, kitchen with direct garden access, bedroom, additional sleeping room and a modern bathroom. A workshop and 54m² attached barn with a new roof (2025) provide useful additional space and potential. With recent improvements already completed, this is an ideal holiday home in the French countryside.

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

Tucked away at the end of a peaceful hamlet, this charming detached French country house enjoys beautiful open countryside views and a west-facing garden with mature fruit trees.

Offering approximately 80m² of living space, the property combines traditional French character with a number of recent improvements. The ground floor features a cosy 27m² living room with a new wood-burning stove and a 15m² kitchen equipped with a washing machine, gas cooker and fridge. The kitchen has a beautiful wooden floor, electric heating and direct access to the cellar, which benefits from a water pump. It also opens directly onto the attractive garden.

Upstairs, there is a 12m² bedroom with electric heating and double glazing, an additional sleeping room and a recently installed 5m² modern bathroom with walk-in shower, washbasin and WC.

A former pigsty has been converted into a useful 10m² workshop/atelier, while the substantial 54m² attached barn offers excellent storage, workshop or renovation potential. The barn benefits from a new roof installed in 2025.

Recent improvements include a new wood-burning stove, a modern bathroom, new flooring upstairs and insulation to the living-room ceiling.

With its peaceful rural setting, countryside views, garden, fruit trees, barn and workshop, this French country property offers an excellent opportunity as a holiday home in France.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES