LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48015JES87 Price: 145 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (133 028 EUR without fees)

Modern country home on 9300m of land with outdoor entertaining area, pool and development potential







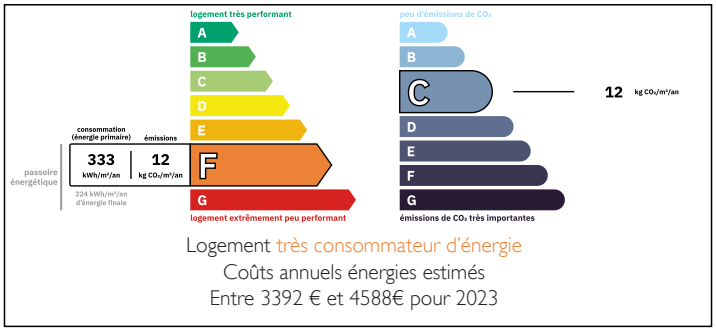








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INFORMATION

Town:	Pageas
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	9300 m2

IN BRIEF

A charming, recently built single-level home of approximately six years old, set on an expansive 9,300 m² plot (approx. 2.25 acres), offering an excellent blend of modern living, space, and potential.

The property features a bright open-plan living area, a country-style fitted kitchen, four bedrooms, a bathroom with a separate shower, and a dedicated laundry area.

The substantial grounds, with water points distributed throughout the land, offer a wealth of possibilities. The property is well suited to a private retreat, small holiday venture, plant cultivation or agricultural project, self-sufficient lifestyle, or tourism-related development, subject to any necessary approvals.

This is a rare opportunity to acquire a relatively modern home together with a generous parcel of land and established water infrastructure. With considerable scope for further development and

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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

Combining comfortable contemporary accommodation with generous outdoor space and significant existing infrastructure, the property offers an excellent opportunity for those seeking a peaceful rural lifestyle, with scope for horticulture, small-scale agriculture, tourism, or a lifestyle-based business, subject to any required planning and regulatory approvals.

The wooden deck has a ramp suitable for disabled access, leading to double doors that open directly into the impressive 49.3 m² open-plan salon and dining area. This bright and spacious room provides an excellent central living space, benefiting from a log burner that creates a warm and inviting focal point during the cooler months.

The accommodation comprises an open-plan salon/dining room of 49.3 m², country-style kitchen of 14 m², four bedrooms measuring 14.7 m², 13 m², 12.4 m² and 8.4 m², a bathroom with separate shower measuring 7.1 m², and a laundry area of 5.7 m².

The house benefits from double glazing and a modern 10,000-litre EcoFlow wastewater/septic system.

The property was originally planned with a cultivation business in mind, and substantial preparatory work has already been undertaken. Foundations have been laid for two large polytunnels, each approximately 360 m², with underground electrical conduit already installed. The grounds include an established orchard, with a selection of fruit trees including peach, cherry and a variety of apple trees, together with a gated vegetable garden. There is a well providing a natural water source, as well as six mains water points distributed around the land, providing valuable established infrastructure for irrigation, cultivation and general garden...