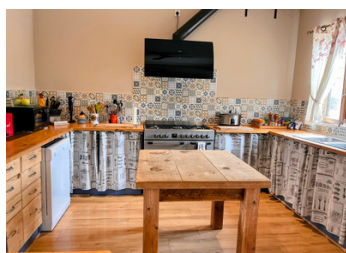


Modern country home on 9300m of land with outdoor entertaining area, pool and development potential

EXCLUSIVE



INFORMATION

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

IN BRIEF

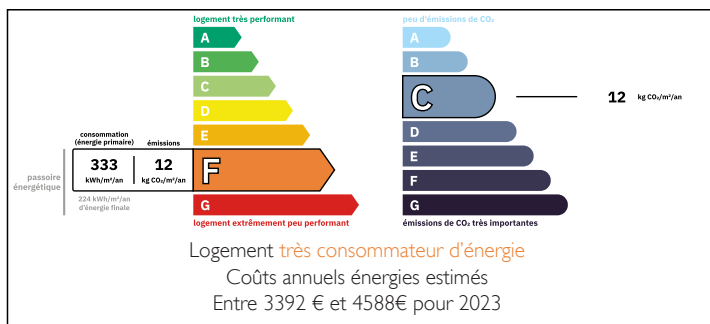
A charming, recently built single-level home of approximately six years old, set on an expansive 9,300 m² plot (approx. 2.25 acres), offering an excellent blend of modern living, space, and potential.

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.

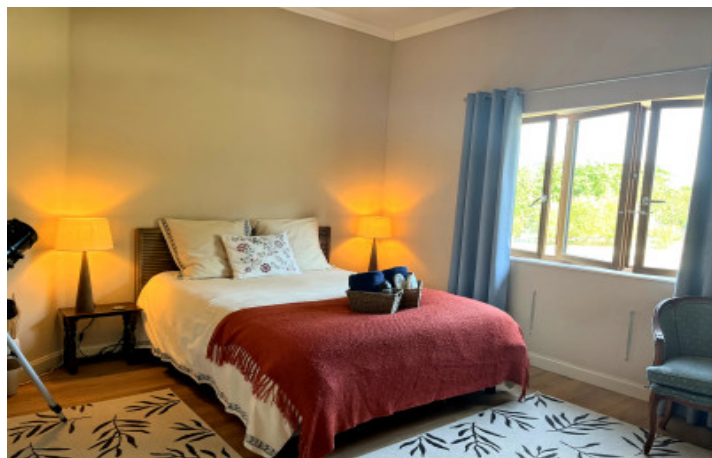
This is a rare opportunity to acquire a relatively modern home together with a generous parcel of land and established water infrastructure. With considerable scope for further development and

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

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...

NOTES