

Three-bedroom home with barn and nice views



INFORMATION

Town:	Pageas
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	60 m2
Plot Size:	785 m2

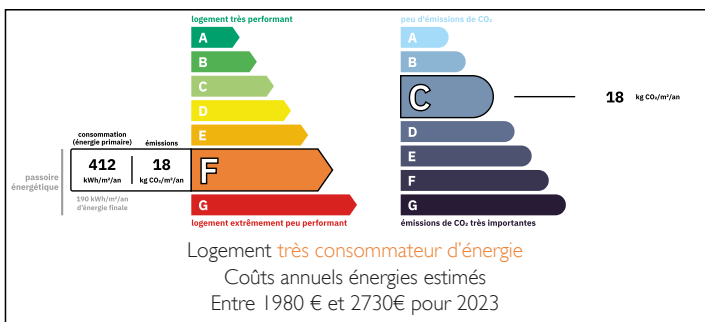
IN BRIEF

Set in the beautiful Limousin–Périgord Natural Regional Park, this charming three-bedroom property enjoys a peaceful rural setting while remaining conveniently located just 30 km from Limoges Airport and 5.7 km from the historic village of Châlus.

The house is ready to move into, offering comfortable accommodation with scope for modernisation.

Outside, a separate barn with a traditional bread oven presents an exciting opportunity for conversion, subject to the necessary permissions. With attractive views and private gardens, this additional building offers the potential to create a delightful guest house, holiday rental or independent living space.

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.



LOCAL TAXES

Taxe foncière: 314 EUR

NOTES

DESCRIPTION

The property opens onto a welcoming terrace at the front, providing the perfect spot for outdoor dining and enjoying the peaceful surroundings.

Inside, the ground floor comprises a kitchen, a bedroom, a bathroom and a comfortable lounge. Upstairs, a central landing leads to two further bedrooms in the eaves, both benefiting from built-in cupboards.

Opposite the house stands a lovely traditional stone barn, with a garden to the rear and an adjoining old bread oven, offering exciting potential for further development, subject to the necessary permissions.

The property is accessed through private gates, with its own driveway. Situated in a pretty hamlet and not overlooked, it offers a wonderful sense of privacy and tranquillity in the heart of the Limousin countryside.

Châlus is famous for its connection to Richard the Lionheart, who was mortally wounded in 1199. The village offers a good range of everyday amenities, including shops, bars, restaurants and bakeries, and is just a short drive away.

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