LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48769HRC87 Price: 171 720 EUR

agency fees included: 8 % TTC to be paid by the buyer (159 000 EUR without fees)

Beautifully Renovated 5-Bedroom Stone Property with Extensive Gardens, 90m Barn & Solar Energy System















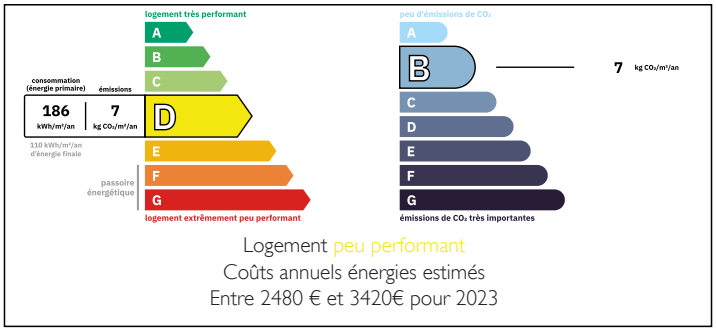
INFORMATION

Town:	Saint-Bonnet-de-Bellac
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	161 m2
Plot Size:	3057 m2

IN BRIEF

Set in the charming village of Saint-Bonnet-de-Bellac, this beautifully maintained five-bedroom stone property offers approximately 160m² of living space, combining traditional French character with impressive modern comforts. Situated within over 3,000m² of private gardens, the property features a substantial 90m² detached stone barn, a large paved terrace, wood-fired hot tub, productive vegetable garden, mature orchard and private well. Recent improvements include triple glazing, an air-to-water heat pump, reversible air conditioning, a wood-burning stove and an advanced hybrid solar installation with battery storage and emergency power backup. With generous accommodation, excellent outbuildings and a peaceful setting just 10 minutes from Bellac, this is an ideal family home or countryside retreat.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2480 € et 3420€ pour 2023

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:	**635 EUR**

NOTES

DESCRIPTION

Situated in the charming village of Saint-Bonnet-de-Bellac, just 10 minutes from the historic market town of Bellac, this beautifully maintained five-bedroom stone property offers a rare combination of traditional French character, generous living space, exceptional privacy and impressive modern energy technology.

Behind its gated entrance lies a surprisingly private and peaceful property, where the enclosed courtyard, extensive mature gardens, productive vegetable plots and established orchard create a wonderful sense of seclusion. With a substantial detached stone barn, a wood-fired outdoor hot tub and its own private well, this is a property particularly well suited to those looking to embrace a more independent and relaxed countryside lifestyle.

Offering approximately 160m² of habitable accommodation, the house is arranged over two floors, with four bedrooms upstairs and a versatile ground-floor bedroom which could equally serve as a home office, additional reception room or dining room.

Entering the property, you're greeted by the entryway and staircase, which leads through to a well-equipped fitted kitchen, thoughtfully designed with practicality and cooking in mind. You are then welcomed into a generous living and dining area, providing a comfortable space for everyday family life and entertaining. The ground floor also benefits from a spacious bedroom, a shower room, separate WC and useful additional storage, including a pantry. An attractive feature of the property is that the principal ground-floor rooms enjoy direct access to the large paved terrace, creating a lovely connection between the indoor living spaces and the gardens.

A particularly useful feature is the...