

**UNDER OFFER! Beautiful stone cottage in a quiet location with a large barn and 5056m of land**



## INFORMATION

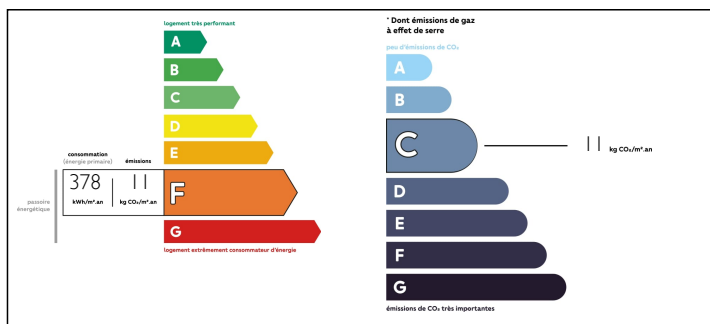
Town:	La Porcherie
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	5056 m2



## IN BRIEF

A 3 bedroom house full of character with country style kitchen- dining room and a large bedroom suite created in the attic space. Sold with a barn (approx 400m<sup>2</sup>) and a piggery ideal for conversion into a gite. Quiet hamlet location with no passing traffic

## 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: 302 EUR**

## NOTES

## DESCRIPTION

Kitchen (32m<sup>2</sup>) with a large chimney with wood burner. Tiled flooring & exposed beams. Door to the rear of the property.

Living Room (18m<sup>2</sup>) leading from the kitchen with wood floor and exposed beams.

Utility room (5.4m<sup>2</sup>)

Bathroom (3m<sup>2</sup>) with shower unit, WC, hand basin and heated towel rail.

On the ground floor there are 2 bedrooms (both 10m<sup>2</sup>) with wood floors and exposed beams.

The converted attic space (37m<sup>2</sup> in total) has a bedroom area and an office space and living area all open plan. It has its own bathroom (3m<sup>2</sup>) with a corner bath, WC and hand basin.

The property sits on a plot of over 5000m<sup>2</sup> with the barn which is approximately 400m<sup>2</sup> divided into several sections and can be used as a workshop and for storage of machinery.

The piggery is approx 40m<sup>2</sup> and is an ideal space to create a gite or extra accommodation for guests.

There is a large vegetable garden on the land.

La Porcherie is situated between the cities of Limoges (43km) and Brive (55km) and with easy access to the A20 motorway and train links from the train station in the village to both cities.

The floor plan is not to scale and is only to give a layout of the property

For further information and photos, please contact the agents.

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