

Large house with multiple outbuildings and land



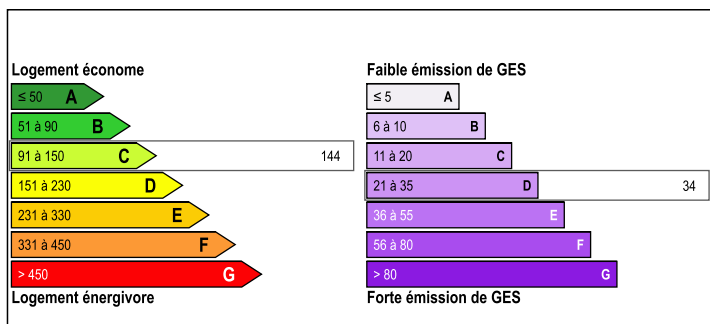
INFORMATION

Town:	Saint-Sornin-Leulac
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	170 m2
Plot Size:	12185 m2

IN BRIEF

This is a largely detached ensemble consisting of a large house, three large barns and an additional old house that could be renovated to a holiday let. There is a large garden and paddock that could accommodate a few horses or other animals. The property is located in a small tranquil hamlet with little passing traffic. The main house has an attached barn, with the old house at the other end. All buildings encircle a central courtyard which provides ample private parking for family and guests. Located 5 minutes from Saint-Sornin-Leulac with bakery and weekly market. 10 minutes from Chateauponsac with a supermarket, gas station, school and other amenities. 10 minutes from Magnac-Laval with its lovely restaurants. 20 minutes from La Souterraine with trains to Paris and 40 minutes to Limoges and its International Airport.

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: **864 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

If you are looking for space to expand and set up that special project, this could be it. There is ample space here for living, but also for all sorts of activities and hobbies. It could be for business or leisure, or why not both!

Main House

The house is in good condition but it needs to be made how you like it. There is double glazing and central heating.

The ground-floor currently consist of an entrance hall with the central staircase. To the right there is a large open plan kitchen and dining room that will provide plenty of options for the final layout. To the left of the entrance there is a room currently used as an office and another room. Both could be used as you wish, a TV room with a bedroom perhaps?

From the hall you can access the underground wine cellar and a downstairs WC.

On the first floor you will find four bedrooms, although one is currently used for storage and one as an atelier / office. There is a bathroom on this floor.

Up above is the large attic that could be converted into more living space. The lovely staircase carries all the way through.

Outbuildings

One of the large barns and a couple of separate spaces adjoin the main house to one side. At the very end is the old house that really is just a shell at the moment. With new flooring joists it could be made into a cute two bedroom...