

Rare Opportunity Near Limoges – Renovation Project on a 6,165 m Buildable Plot



INFORMATION

Town:	Couzeix
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	188 m2
Plot Size:	6165 m2

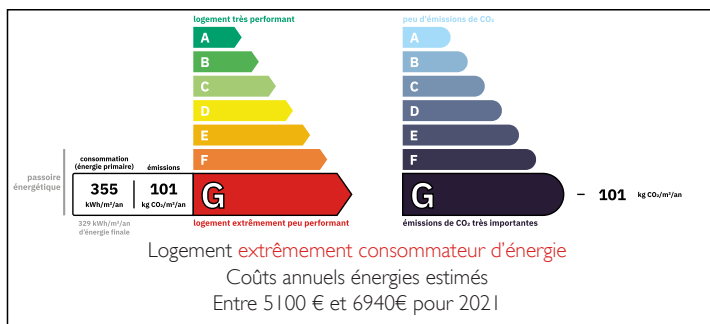


IN BRIEF

Detached house in need of renovation near Limoges, set on a 6,165 m² buildable plot.

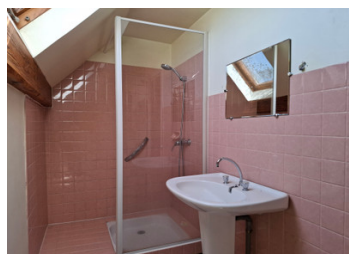
This property offers great potential—whether for a private residence project or property development. Habitable home with 173 m² of space across four levels, including a basement and convertible attic. The land may be divided, making it a prime opportunity for investors or developers.

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

Looking for a renovation project or a prime development opportunity? This detached house, built in 1974 and located on the edge of a village near Limoges, offers both.

With approximately 173 m² of living space spread over four levels (basement, ground floor, first floor, and attic), the property is ideal for an investor or someone looking to create their dream home. While the house is currently habitable, it does require renovation—providing the perfect canvas for customization.

Layout:

Ground floor: entrance hall, two bedrooms, kitchen, living room, dining room, bathroom, and separate WC

First floor: large living area or bedroom with kitchenette, two additional bedrooms, shower room, WC, and multiple storage spaces

Second floor: convertible attic space

Basement: garage, cellar, and laundry room

The true highlight is the generous 6,165 m² plot. Thanks to its size and favorable location, the land could potentially be divided and is particularly attractive for a property developer looking to build multiple homes in a peaceful, green setting—while still being close to the amenities of Limoges.

Key Features:

Rare, buildable land

Peaceful location on the village edge, near Limoges

Structurally sound house with renovation potential

Numerous possibilities: renovation, land division, new development

LOCAL TAXES

Taxe habitation: EUR

NOTES