

Stunning French Country Home with Pool, Jacuzzi and Gites

EXCLUSIVE

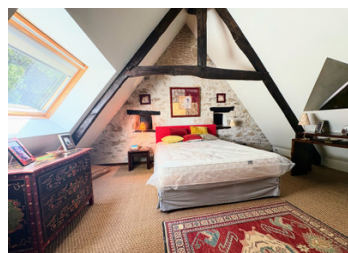


INFORMATION

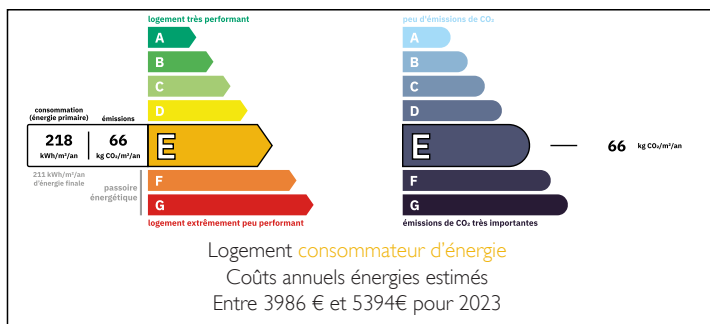
Town:	La Porcherie
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	143 m2
Plot Size:	3980 m2

IN BRIEF

Located in a peaceful and private countryside setting, this beautifully renovated 2-bedroom stone longère offers the perfect blend of authentic French charm and modern living. The property features original exposed beams, characterful stone walls, and high-quality finishes throughout. Ideal as a permanent residence, holiday home, or investment property, this enchanting longère is full of warmth, light, and timeless appeal. Additionally, there are two gites.



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.



DESCRIPTION

Main House:

Set in a tranquil, private location, this stunning 2-bedroom stone longère has been renovated to a high standard, blending traditional French character with modern living. The property sits on a generous 3,980m² plot, offering spacious accommodation and excellent development potential.

Step through the front door into a contemporary fitted kitchen (22.2m²) with integrated refrigerator and sleek finishes. The kitchen flows into a tiled office area, ideal for remote work or study, which leads to the elegant lounge (36.6m²). Here, you'll find exposed beams, an attractive cobbled stone floor, and a feature fireplace, creating a warm and inviting atmosphere.

Off the lounge is a stylish shower room with WC (6m²), and at the far end of the house is a charming ground-floor bedroom (24m²) with lovely garden views.

A staircase from the lounge leads down to the cave level (21.7m²), where you'll find a laundry area, boiler, and additional storage, plus a characterful wine cave, ideal for enthusiasts or entertaining.

Upstairs, a spacious mezzanine area (23m²) currently serves as an office or relaxation space, featuring triangular Velux windows with garden views. This floor also includes a bright double bedroom (16.5m²) and a modern bathroom (5m²) with WC, heated towel rail, and built-in storage.

Outbuildings:

A fully equipped gîte (21.7m²) offers independent accommodation, complete with double bed, shower, sink, and WC—perfect for guests or holiday rental income.

A second partially renovated outbuilding (9m²), with WC, shower, sink (2.68m²), and an original bread oven, includes a potential bedroom upstairs in need

LOCAL TAXES

Taxe foncière: 1010 EUR

Taxe habitation: EUR

NOTES