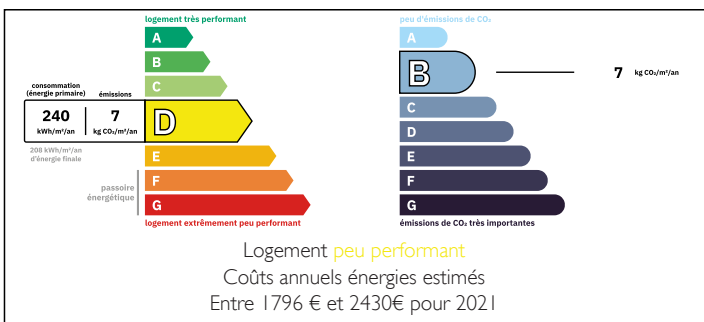


Lake views with room for horses



ENERGY - DPE



INFORMATION

Town:	Saint-Hilaire-la-Treille
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	95 m ²
Plot Size:	35710 m ²

IN BRIEF

Nestled in a tranquil setting, this property offers a unique opportunity to embrace serene country living. Spanning over three hectares, the land is ideal for equestrian pursuits.

The modernized, single-level home features an open-plan living area, complete with a wood burner and economical pellet burner. A seamless transition to the garden unveils sweeping country views over the lake, perfect for entertaining.

The double-glazed residence includes three bedrooms, awaiting personalized finishing touches, a shower room, and a separate WC. An insulated attic presents conversion potential.

An attached garage offers versatility for workshop or hobby space. A garden well and orchard complement the pasture land.

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

Nestled in a tranquil setting, this property offers a rare opportunity to embrace peaceful living.

Spanning over three hectares of land, ideal for equestrian pursuits, this modernized home awaits your personal touch to complete its transformation.

Enjoy the ease of single-level living in an open-plan living room, dining, and kitchen area, featuring a cozy wood burner and an economical pellet burner. The seamless flow from the entertaining area to the garden unveils breathtaking, sweeping country views overlooking a serene lake (not part of the property).

The double-glazed residence boasts three bedrooms, all lined and plastered, ready for your creative vision and each offering stunning country views. A shower room with a separate WC adds convenience.

The insulated attic presents an exciting opportunity for conversion into a luxurious master suite. An attached garage provides ample space for a workshop or hobby projects.

Surrounded by lush pasture land, the property also features a garden well and an orchard, promising fresh produce and a connection to nature.

Conveniently located just 5 minutes by car to Saint-Hilaire-la-Treille for your daily cafe and bread run, and 10 minutes to the supermarket at Saint-Somin-Leulac. The vibrant city of La Souterraine is only 20 minutes away, offering high-speed train access to Paris in just 3 hours. Limoges airport is a mere 50-minute drive, making international travel a breeze.

This property offers the perfect blend of rural tranquility and convenient access to amenities.

Information about risks to which this property is

LOCAL TAXES

Taxe habitation: EUR

NOTES