

## Charming 3-Bedroom Detached House with Garden and Workshop



## INFORMATION

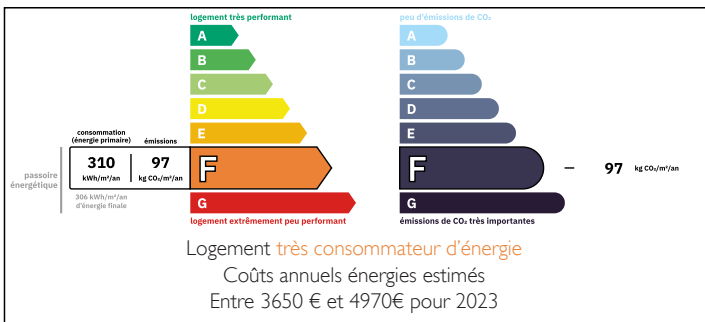
Town:	La Porcherie
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	387 m2



## IN BRIEF

Detached 3-bedroom house with garden for sale on the edge of the peaceful village of La Porcherie, Haute-Vienne. This character property offers excellent flexible living space on a generous plot with scope for improvement. Ideal as a permanent home, holiday retreat, or investment. Quiet rural setting with good access to local amenities and transport links. A perfect blank canvas in the heart of the French countryside.

## 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: 371 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Ground Floor

The ground floor features two bright reception rooms—ideal as a lounge (15.58m<sup>2</sup>) and kitchen-diner (3.9m<sup>2</sup> + 10.55m<sup>2</sup>)—providing an adaptable living space. At the rear, two additional rooms (12.6m<sup>2</sup> and 11.85m<sup>2</sup>) offer excellent flexibility for use as bedrooms, a home office, or studio space, catering to a variety of lifestyles and needs.

A well-sized shower room (7.07m<sup>2</sup>) and separate WC (1.18m<sup>2</sup>) are located at the end of the hallway, offering convenience and the opportunity for upgrades.

### Upstairs

On the first floor, you'll find a generous principal bedroom (14.76m<sup>2</sup>) with direct access to a private balcony—perfect for enjoying open countryside views, peaceful mornings, and sunsets. Flanking the bedroom are two insulated attic spaces (8.5m<sup>2</sup> and 8.26m<sup>2</sup>), both of which offer potential for conversion into additional living space, such as a dressing room, nursery, or home library.

### Additional Features

Large cellar (70.53m<sup>2</sup>), ideal for storage or a future wine cave

Separate workshop space (4.5m<sup>2</sup>) in the garden

Private garden, perfect for outdoor relaxation or future landscaping

Adjacent outbuilding/workshop

### Potential & Location

While the property does require updating—including kitchen installation and bathroom modernisation—it presents a fantastic blank canvas to design your dream French home.

Situated in the charming village of La Porcherie, the