

## Charming 3-Bed Stone Cottage with Gîte, Barn, Paddock & Views – La Porcherie, Haute-Vienne



## INFORMATION

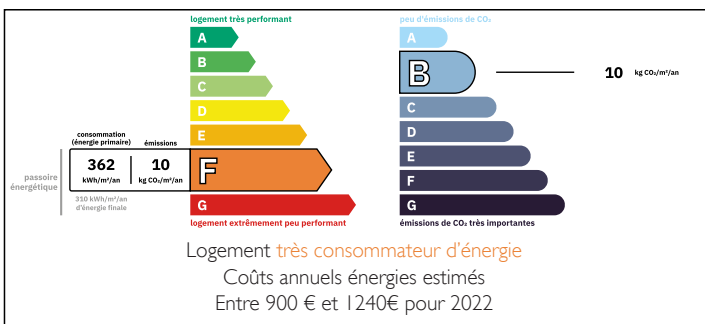
Town:	La Porcherie
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	85 m <sup>2</sup>
Plot Size:	6573 m <sup>2</sup>

## IN BRIEF

Versatile countryside retreat with guest accommodation, outbuildings, land, and panoramic rural views.

Tucked away in the tranquil village of La Porcherie in the Haute-Vienne, this beautifully positioned 3-bedroom stone cottage offers character, comfort, and countryside charm in equal measure. Split into two self-contained dwellings, with a barn, outbuildings, paddock, and breathtaking views, it's ideal as a permanent home, holiday getaway, or income-generating gîte in the heart of Nouvelle Aquitaine.

## 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

Inside the main house, you'll find a welcoming living room (15.7m<sup>2</sup>) with wood flooring, exposed beams, and a wood-burning stove, leading into a country-style kitchen (12.8m<sup>2</sup>) complete with a Rangemaster stove and double sink. The bedroom (12.4m<sup>2</sup>) is light and peaceful, and the family bathroom includes a bath, shower, WC, and basin.

The upper floor—accessed via an external staircase—is a self-contained apartment, perfect for Airbnb guests, extended family, or rental income. It features a rustic kitchen with wood floors, green cabinetry, exposed beams, two double bedrooms, and a shower room with WC and basin.

The exterior offers outstanding lifestyle potential:

A large attached barn for storage or conversion

Two hangars and a small barn ideal for a horse or pony

A bread oven opposite the house, now used as a utility room

A winding path leading to a paddock – perfect for horses, livestock, or hobby farming

The lovingly maintained gardens feature a vegetable plot, orchard, chicken coop, and vibrant landscaping, making it ideal for those dreaming of a self-sufficient lifestyle in the French countryside.

This versatile property is a rare find—blending traditional charm, flexible living space, and spectacular views. Whether you're relocating to France or investing in a dual-purpose home, this one has everything: location, potential, and peace.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES