

Barn with Residential Conversion Potential and Land, 11,351m



ENERGY - DPE

DPE not required.

INFORMATION

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|-------------|--------------|
| Town: | La Porcherie |
| Department: | Haute-Vienne |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 93 m2 |
| Plot Size: | 11351 m2 |

IN BRIEF

Unobstructed view of the Mont Gargan mountain range.

Discover the charm and potential of this authentic stone barn, with a large roof structure in very good condition, nestled in the rolling green hills of Haute-Vienne (Nouvelle-Aquitaine). Set on a generous 11,351 m² plot (1.13 hectares) of peaceful land, this character-filled property is ideal for those seeking a renovation project, a holiday home, or a gîte development in the French countryside.

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

Key Features:

- Approved change of use into a residential building
- Constructable for residential conversion
- Fibre in progress

Traditional stone barn with original features and rustic charm.

Vast flat land perfect for a garden, orchard, smallholding, or eco-tourism. This plot is bordered by large oak and chestnut trees.

Quiet rural setting with stunning views and privacy.

Whether you dream of creating your French countryside retreat, or starting a small-scale farm, this property offers space, character, and tranquility.

Easy access to local villages, the local train station is 2km away; Limoges town is 35 minute drive away and Limoges airport 45 minutes.

Bring your vision to life in this untouched corner of France – ideal for nature lovers, creatives, or investors looking for authentic rural property.

For more information or to schedule a viewing, contact the agents.

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