

Charming 3-House Property in Peaceful Pageas with Pools, Garden & Income Potential



INFORMATION

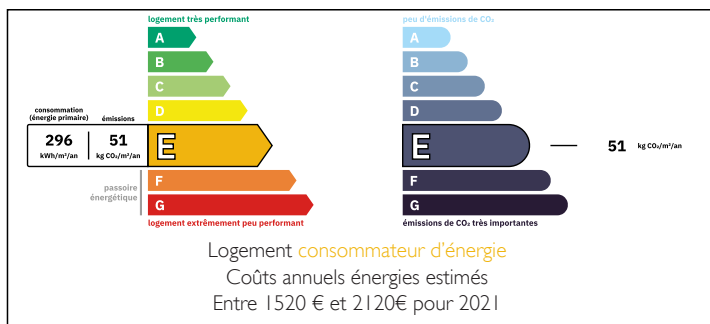
Town:	Pageas
Department:	Haute-Vienne
Bed:	7
Bath:	7
Floor:	250 m2
Plot Size:	26049 m2



IN BRIEF

Rare property complex comprising three charming houses, each with its own style, set in a countryside location in Pageas. Perfect for a large family, a gîte business, or a mix of both, it offers a spacious garden, above-ground pools, outbuildings, and ample parking. Close to local amenities, markets, and cafés, this property combines tranquillity, income potential, and authentic character.

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: 1495 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

An exceptional opportunity to acquire a versatile property complex, ideal for extended family living, holiday rentals, or a combination of both. The property comprises three charming houses, each with its own character, along with an attached barn, garden, and useful outbuildings.

The first house is built over a basement and offers well-proportioned living accommodation. On the ground floor there is a fitted kitchen 20.97m², a bright living room 26.5m² and a bathroom, while the first floor provides a comfortable bedroom and an additional bathroom.

The second house is spacious and thoughtfully designed, making it perfect for larger households or guests. The ground floor features an integrated open plan kitchen with room for a large dining area 33.28m², along with a bedroom and a bathroom downstairs. There is a mezzanine lounge plus three generous bedrooms and two bathrooms, providing ample comfort and privacy. The main bedroom also has a bath and WC at one end. An attached barn offers excellent potential for storage, workshop use or conversion, subject to the necessary permissions. Work has already started to create an office.

The third house is full of charm, blending traditional character with modern comfort. The ground floor comprises an open-plan living room and kitchen. On the first floor there are two further bedrooms and two bathrooms with toilets. Additional attic and cellar spaces offer valuable storage or scope for development.

All three houses have mains gas central heating. The roof has been redone in...