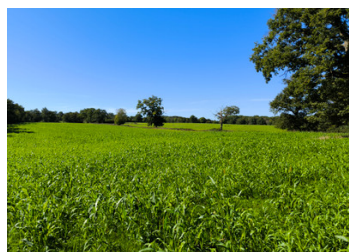


Create your own farm, smallholding, equestrian enterprise with open rolling fields. Includes EU PAC subsidies



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	375656 m2

IN BRIEF

A rare opportunity to acquire 37.5 hectares (approx. 93 acres) of prime rolling farmland, directly connected to a traditional detached farmhouse with annexes and several outbuildings—all ready for complete renovation or development.

Ideal for agricultural projects, equestrian use, rural retreats, or self-sufficient smallholdings.

The farmland comes with EU PAC Subsidies.

Set in beautiful French countryside, the land benefits from natural, efficient drainage descending into a small stream.

ENERGY - DPE

DPE not required.

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

A rare opportunity to acquire 37.5 hectares (approx. 93 acres) of prime rolling farmland, directly connected to a traditional farmhouse with annexes and several outbuildings—all ready for complete renovation or development.

Set in a stunning, peaceful location, the land benefits from natural, efficient drainage and is ideal for farming, equestrian use, or establishing a self-sufficient smallholding.

The gently undulating landscape gradually descends into a small natural stream, adding both charm and functionality to the land. Tucked away in a tranquil and private setting, the property is not overlooked, yet enjoys the presence of a nearby neighbour—offering seclusion without complete isolation.

NOTES

Mains water, electricity and a well are accessible on-site, easing the path to any future works.

Location Highlights:

13 minutes to Mézières-sur-Issoire (shops, pharmacy, schools, bakery, doctor, etc.)

23 minutes to the larger town of Bellac

50 minutes from Limoges Airport

1 hour 15 minutes to Poitiers Airport

If you dream of creating a working farm, an equestrian estate, or a peaceful rural haven, this beautiful and unspoiled property offers outstanding potential in the heart of the French countryside.

The farm buildings are also advertised with 3.5 hectares of land. Please see property reference A43010SSG87 / mandate ref MAN2W3585K32.

It is also possible to buy only the land (37.5 hectares). Please see property reference