

## Stone house renovated with independent gîte in Saint-Germain-les-Belles



## INFORMATION

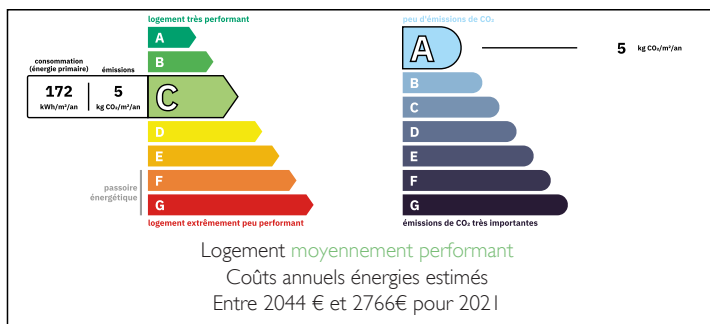
|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Germain-les-Belles |
| Department: | Haute-Vienne             |
| Bed:        | 6                        |
| Bath:       | 3                        |
| Floor:      | 204 m2                   |
| Plot Size:  | 3461 m2                  |



## IN BRIEF

Beautiful stone house renovated with taste, located in a peaceful and green setting between Limoges and Brive-la-Gaillarde. This characterful property offers a spacious main house and an independent gîte on approximately 3,460 m<sup>2</sup> of landscaped grounds. Combining old-world charm and modern comfort, it features a bright living area, high-end kitchen, mezzanine, master suite, pool-ready garden, terrace, and summer kitchen. The gîte, fully independent, is ideal for hosting guests or generating rental income. Close to amenities, the train station, and the A20 motorway, this rare property will appeal to lovers of authenticity and tranquility.

## 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: 2117 EUR

## NOTES

## DESCRIPTION

This beautiful stone house, renovated with taste, is a true gem in the Limousin region, set in a peaceful and verdant countryside location in the commune of Saint-Germain-les-Belles, between Limoges and Brive-la-Gaillarde. Combining old-world charm and modern comfort, this character property consists of a spacious main house and an independent gîte, all set on approximately 3,460 m<sup>2</sup> of landscaped grounds.

From the entrance, you will be captivated by the warm atmosphere and generous volumes. Exposed beams, cathedral-style ceilings, and a double-sided fireplace give this family home authentic charm. The bright living area opens onto a high-end Schmidt kitchen, elegant and functional, with a triple-zone hob (steam, plancha, induction), wine cellar, and ample storage. The space is ideal for convivial living and entertaining.

The ground floor also includes a laundry room, cloakroom, and guest toilet. Upstairs, a bright mezzanine offers space for a study or reading area, leading to a master suite with bathroom and WC, a large dressing room, three additional bedrooms, and a family shower room. A convertible attic provides further potential for additional living space. Quality renovation and careful attention to detail ensure modern comfort while preserving the stone's charm.

Outside, the west-facing terrace is perfect for enjoying sunny afternoons. A covered summer kitchen of approximately 20 m<sup>2</sup>, a garden shed, a well, and a pool-ready garden complete the outdoor living area. A double garage and courtyard provide convenient and secure parking.

The attached but fully independent gîte of approximately 72 m<sup>2</sup> is a major asset....