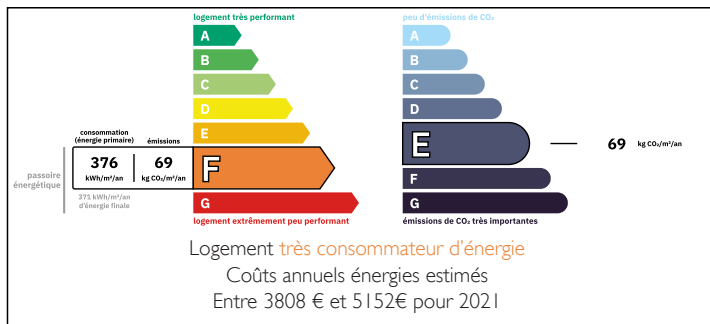


Character, potential and space for grand designs



ENERGY - DPE



INFORMATION

Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	100 m²
Plot Size:	2134 m²

IN BRIEF

This charming fixer-upper sits in a serene country setting, just 4 km from Lussac-les-Églises. With solid bones and gas central heating added in 2013, it's a promising project for those who love to create.

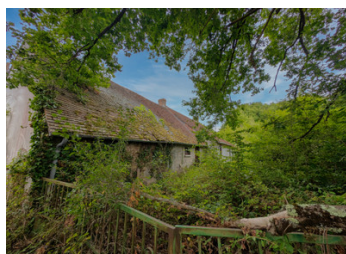
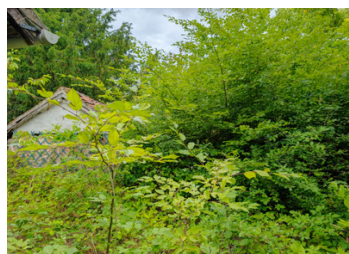
Highlights include a welcoming entertaining room on the first floor with exposed beams and a granite-surround fireplace, a separate galley-style kitchen, and a ground-floor bedroom with a family bathroom plus a separate WC for easy living or accessibility.

The first floor offers two large bedrooms and attic space that could become another bedroom with an ensuite.

Outside, a generous garage/workshop and a spacious attached barn expand possibilities. A lush garden over 2000 m² awaits revival.

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: 585 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Welcome to a house with true renovation potential, tucked away in a tranquil country setting just 4 km from the charming town of Lussac-les-Églises.

This property offers a solid foundation and a blank canvas for you to craft a dream home, with a blend of period character and practical updates already in place.

As you approach, you'll notice the generous plot that surrounds the residence, boasting over 2000 m² of garden space. The grounds have been allowed to grow a little wild, presenting a wonderful opportunity to reclaim and design a landscape that suits your lifestyle—whether you dream of a blooming cottage garden, a productive veggie patch, or a safe play area for children and pets. The outside space is a blank slate waiting for your personal touch, from terraces for al fresco dining to a greenhouse or workshop nooks amid the greenery.

Inside, the bones are solid and the layout is versatile. The first floor greets you with an entertaining room featuring exposed beams and a granite surround fireplace, a nod to rustic charm that can be restored to its former glory or reimagined into a modern focal point. A separate galley-style kitchen provides practical space for culinary tasks and can be reconfigured to suit contemporary living. A ground-floor bedroom and a family bathroom with a separate WC ensure that single-level living is feasible, making this home appealing for extended family or elderly relatives who value convenience and accessibility.

The second floor opens to two large...