

## Detached family home to renovate with large private garden and barn



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Verneuil-Moustiers |
| Department: | Haute-Vienne       |
| Bed:        | 2                  |
| Bath:       | 1                  |
| Floor:      | 98 m2              |
| Plot Size:  | 1595 m2            |



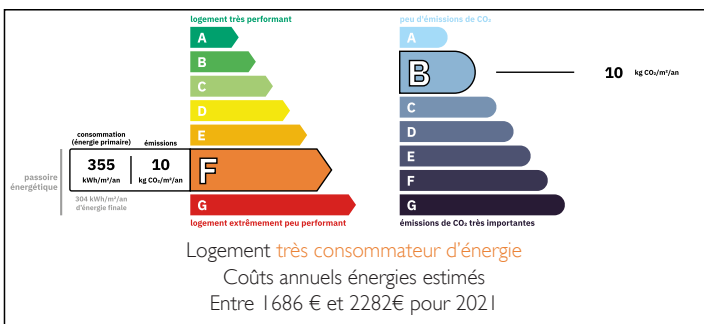
## IN BRIEF

Nestled on a country lane, this residential property offers an opportunity to restore a family home. The ground floor has partial double glazing, tiled floors, and exposed oak beams, with a modernised hot water system for energy efficiency.

The layout provides a generous living room, a kitchen/dining area, a storage room, family bathroom and a separate W.C. Direct access to a large private rear garden, plus internal access to a side hangar for storage or projects. Upstairs offers two bedrooms. The attic is dry and insulated, suitable for storage or future conversion.

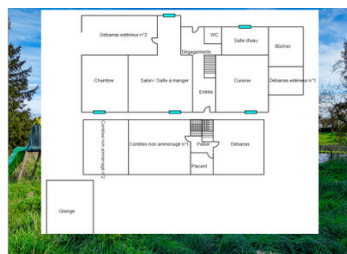
Across the lane, a large barn offers additional scope. 5 minutes to Lussac-les-Églises, 25 minutes to La Souterraine's high-speed rail, and an hour to Limoges airport, offering tranquility and accessibility. A wonderful project with strong fundamentals

## 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.



## DESCRIPTION

This charming country residence offers a wonderful canvas for a family to create a warm, cherished home. Although it needs a loving touch, the ground floor already presents a welcoming layout with partial double glazing, tiled floors, and exposed oak beams that add real character.

A modernised hot water system supports energy efficiency, while a spacious living room, a combined kitchen/dining area, a storage room, shower room and a separate W.C provide practical, flexible living spaces. Internal access into the side hangar adds convenience for storage or a workshop, and there's effortless access to the large private rear garden for outdoor enjoyment.

Upstairs, you'll find two comfortable bedrooms with an attic that's dry and well insulated.

Across the quiet country lane sits a large barn, ideal for additional storage or ongoing projects, complementing the existing hangar and expanding your opportunities to pursue hobbies or home ventures

Set in a tranquil rural setting with exceptional connectivity, this property is just a 5-minute drive to Lussac-les-Églises for daily needs, 25 minutes to La Souterraine's high-speed rail link to Paris in around three hours, and about an hour to Limoges airport. It's a rare blend of peaceful countryside living with practical access to transport links, offering an inviting chance to put your own stamp on a home with real potential.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>