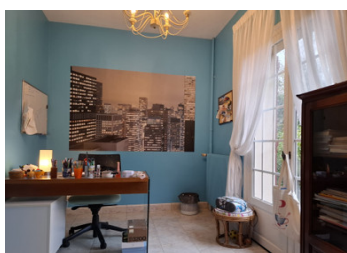


## Stylish and Spacious Home with Loft, Garages, and Panoramic Views – International Living on the Edge of Limoge

EXCLUSIVE



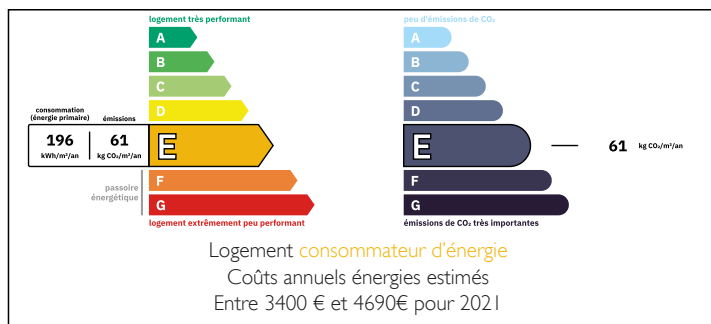
## INFORMATION

Town:	Limoges
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	219 m2
Plot Size:	5000 m2

## IN BRIEF

Elegant and spacious home on the green outskirts of Limoges, combining tranquility, comfort, and international accessibility. The ground floor features a bright living room, dining area, heated veranda, separate kitchen, two bedrooms, and a bathroom. The first floor offers a versatile loft/mezzanine, two additional bedrooms, and a second bathroom. The basement includes a wine cellar, two garages, laundry room, and ample storage. The generous plot allows for expansion or a guesthouse/home office. Close to Limoges International Airport and main roads, this property is ideal for families or international professionals seeking quality living and peace.

## 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

On the green outskirts of Limoges lies this exceptionally tastefully built and furnished home, where tranquility, space, and international accessibility come together. The location makes this property ideal for a young, entrepreneurial, or internationally oriented household seeking comfortable living with the world within reach.

### Ground Floor

The entrance leads to a bright open living room with an adjoining dining area, where sightlines and natural materials create a warm and inviting atmosphere. Adjacent to this is the covered veranda/conservatory with underfloor heating—a wonderful space to enjoy the expansive views of the surrounding countryside and forest all year round.

The ground floor also features:

A separate kitchen

Two bedrooms, one currently set up as a home office

A bathroom with a bathtub and toilet

A separate guest toilet

### First Floor

The first floor is centered around a mezzanine/loft, ideal as a workspace, studio, or creative area. Adjacent to this are:

Two comfortable bedrooms

A second bathroom with a bathtub and toilet

This layout offers great flexibility for living, working, and hosting guests.

### Basement / Cellar

## LOCAL TAXES

Taxe habitation: EUR

## NOTES