

Beautifully presented 3/4 bedroom home with 4.7 hectares of equestrian grazing land, Barn and small carp pond

EXCLUSIVE

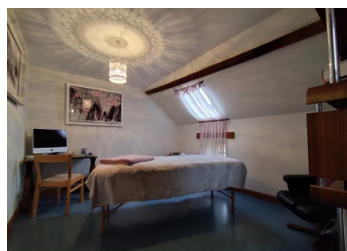


INFORMATION

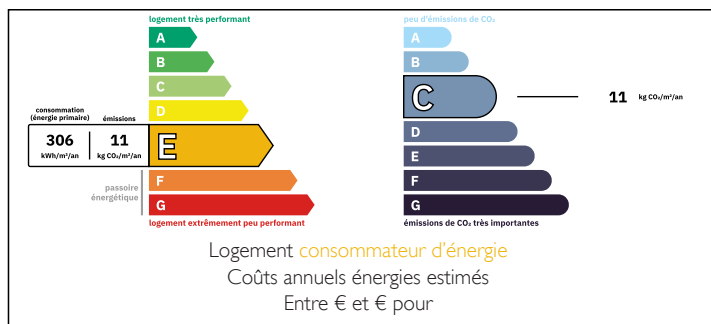
Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	46998 m2

IN BRIEF

Detached home with 3 bedrooms, study with original bread oven, Lounge/Dining room, Kitchen/breakfast room, shower room and bathroom, Utility room, large barn/garage, smaller outbuildings and horse shelter. The house sits centrally to the garden, paddocks and a small carp pond.



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 habitation: EUR

NOTES

DESCRIPTION

Set within organically managed land and surrounded by open countryside, this characterful property offers an exceptional rural and equestrian lifestyle opportunity.

The house is entered via a light and welcoming hallway. To the left lies a fitted kitchen/breakfast room that blends the charm of a traditional country kitchen with a clean, contemporary finish, making it ideal for everyday family life. Beyond the kitchen is a substantial utility and storage room with sink, plumbing, access to the outside and direct access to the barn. This highly versatile space would also lend itself perfectly to use as a separate dining room or entertaining area.

To the right of the hallway is a generous and atmospheric lounge, featuring original exposed beams, a log-burning stove and lovely views over the surrounding land to both the front and rear. Leading from the lounge is a beautifully restored room, currently used as a bedroom but previously a study or treatment room. The retained original bread oven provides a striking focal point and a tangible link to the property's history.

The ground floor also benefits from a charming cloakroom with separate shower room and WC. Stairs lead to the first floor, opening onto a large mezzanine space which offers excellent flexibility for use as a home office, studio, relaxation area or additional living space. Three bright and well-proportioned double bedrooms are arranged around this central area, the principal bedroom benefitting from double built-in wardrobes, along with a family bathroom.

Room sizes:

Lounge/Dining Room: 6.46m x 5.90m

Kitchen/Breakfast...