

## Character-Filled Country Home with Exceptional Space close to lakes and shops

EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Bessines-sur-Gartempe
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	163 m <sup>2</sup>
Plot Size:	505 m <sup>2</sup>

## IN BRIEF

Set in a quiet hamlet near Bessines-sur-Gartempe and close to the Saint Pardoux lake district, this spacious character home offers peace with convenience. Formerly two houses, it is now one large residence with fibre internet, mains water and drainage, and motorway access under 10 minutes away.

The ground floor features a 27 m<sup>2</sup> living room with exposed beams and fireplace, a bright kitchen opening to the garden, dining room, two flexible garden rooms, and a bedroom with ensuite potential.

Upstairs are multiple bedrooms, a family bathroom, and further rooms to complete, plus a large attic ready for conversion.

The mature garden includes trees, a BBQ area, and shed. Ideal as a family home or holiday retreat, just 5

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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

Character-Filled Country Home Near Bessines-sur-Gartempe invites you to slow down without sacrificing modern convenience.

Tucked into a peaceful hamlet yet minutes from everyday life, this generous residence blends rustic charm with flexible living spaces—born from two houses now merged into one substantial home. With fibre internet, mains water and drainage, and motorway access under 10 minutes away, countryside living comes with effortless reach.

### Key features

Inside space to inspire: a welcoming ground-floor 27 m<sup>2</sup> living room with exposed beams and a feature fireplace; a bright kitchen opening to the garden; a separate dining room for sociable meals; two garden-facing rooms ideal as a games room, library, or creative retreat; and a downstairs bedroom with potential to add an ensuite.

Flexible first floor: two staircases add character and flow; one large bedroom plus a family bathroom; two additional rooms (29 m<sup>2</sup> and 18 m<sup>2</sup>) ready to be finished to suit your needs.

Potential to expand: second floor offers two more bedrooms and a substantial 28 m<sup>2</sup> attic space on the opposite side of the house, waiting for your imagination to take the lead.

Outdoor sanctuary: a garden that feels like a quiet reward, with mature trees for shade and privacy, a dedicated BBQ area for summer evenings, and a practical garden shed for storage.

Location and lifestyle: less than 5 minutes by car to Bessines-sur-Gartempe, providing schools, doctors, cafés, and supermarkets; near the beloved lake district of Saint-Pardoux-Lac; Limoges Airport about 40 minutes away—perfect for both permanent living and holiday use....

## LOCAL TAXES

Taxe habitation: EUR

## NOTES