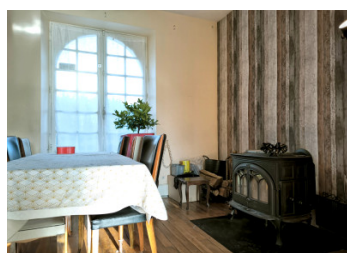
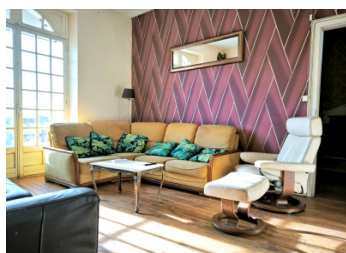


Large House in Bellac centre, 4-5 bedrooms & potential for more. Huge workshop. Potential to make 2 houses.



INFORMATION

Town:	Bellac
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	220 m2
Plot Size:	3127 m2



IN BRIEF

Attractive character property in the centre of Bellac, offering traditional features and excellent potential to complete and personalise.

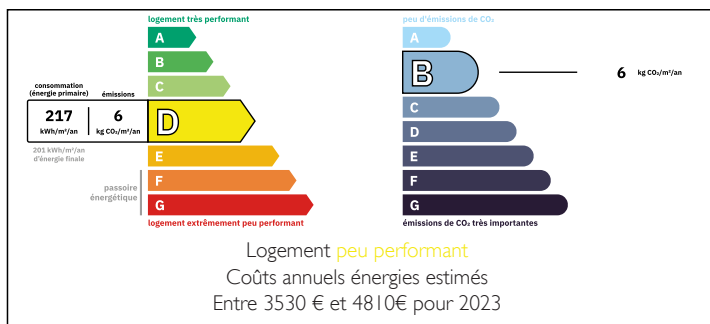
A wood-pellet boiler installed in 2020 provides efficient heating. Originally two houses that have been joined together, the property could be kept as one large family home or converted back into two separate dwellings.

The basement offers a very large garage and workshop with direct access to both the house and the garden. Also on this level are a wine cellar, laundry room, storage room, hot-water system and pellet silo.

The house is partially double glazed and currently comprises four bedrooms, a study, lounge, dining room and kitchen. The impressive entrance hallway is a notable feature in itself.

On the first floor, one side of the property has three bedrooms, while the other side offers a large room with balcony, ready to be finished...

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 impressive character property has been partially renovated and offers the opportunity to complete and personalise a truly flexible home.

Originally two houses, now combined into one spacious family residence, the property offers exceptional potential. It could easily be reconfigured into two independent homes, gîtes or a bed-and-breakfast, making it ideal for a variety of projects.

The property is within walking distance to all shops and amenities. Bellac is a vibrant but rural market town with shops, restaurants, schools, medical facilities, and a train station. Enjoy parks, sports, and a friendly community, just 35 minutes from Limoges airport and set in the beautiful Limousin countryside.

LOCAL TAXES

Taxe habitation: EUR

NOTES

The front door of the property opens into a magnificent entrance hallway (5.6m x 4m), which immediately sets the tone. From here, you enter the kitchen (2m x 2.6m), which benefits from French doors opening onto a terrace - a perfect space for dining, entertaining or simply enjoying the sunshine while overlooking the rear garden.

On the ground floor, off the entrance hallway, there is a downstairs bedroom with a sink (2.9m x 3.2m), a family shower room with wc and sink (2.9m x 2.6m), and a bright and spacious study (4.2m x 4.1m). Also accessed from the hallway are the living room (4.3m x 3.7m), with French doors leading to the terrace, and a separate dining room (3.9m x 3.5m) featuring a wood-burning stove for added warmth and atmosphere.

Beyond the living room is a second hallway with access to the...