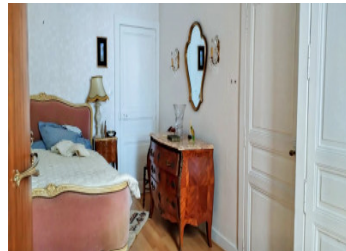


Charming Townhouse with Private Garden in the Heart of the City – Exceptional Renovation Opportunity



INFORMATION

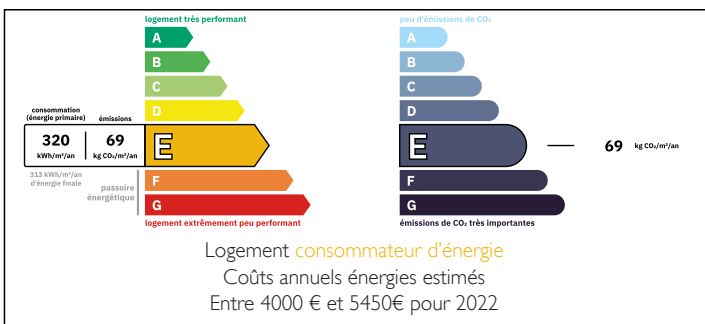
Town:	Limoges
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	143 m ²
Plot Size:	150 m ²



IN BRIEF

Tucked away in the highly desirable Cathedral district, this characterful 143 m² townhouse offers a rare combination of tranquillity, charm, and prime location, just moments from all amenities.

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

One of its most remarkable features is the private garden of approximately 150 m², a true haven of peace in the heart of the city — an increasingly rare find.

Set within an intimate co-ownership of only 7 properties (no ongoing legal proceedings), the house is arranged over three levels and boasts generous proportions and a versatile layout, offering endless possibilities.

While the property requires full renovation, it represents a unique opportunity to design and create a bespoke home, full of character and tailored entirely to your vision.

Accommodation:

Ground floor:

Entrance hall leading to a bedroom with direct access to the garden, a study, a bathroom, separate WC, and a utility room.

First floor:

Kitchen, shower room, separate WC, study, two bedrooms, and a beautiful dining room with high ceilings and access to the garden.

Second floor:

Landing leading to two charming attic bedrooms.

Highlights:

- Significant potential to add value
- Private garden in the town centre
- Peaceful setting
- Roof in good condition
- Dual access from two separate streets

Perfect for:

A stylish primary residence, an inspiring renovation project, a professional activity (consulting rooms or offices), or a high-yield rental investment.

A rare and exciting opportunity to breathe new life

LOCAL TAXES

Taxe habitation: EUR

NOTES