

Detached Country Home Near Saint-Junien with Large Outbuildings and 7,793m of Land



INFORMATION

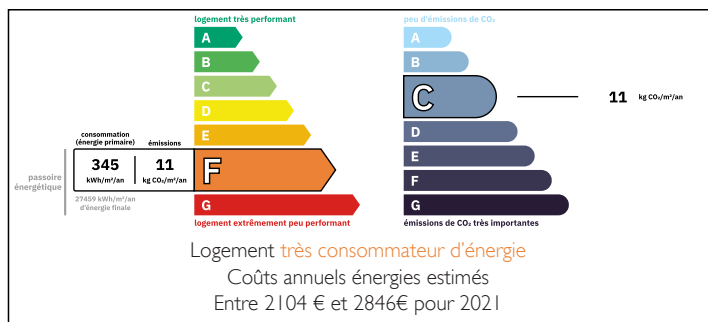
Town:	Saint-Junien
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	7793 m2

IN BRIEF

A great opportunity for buyers looking for space, land and outbuildings close to Saint-Junien. Set in a peaceful hamlet just 5 minutes from the town, this detached home offers comfortable accommodation to refresh, almost 2 acres of land and exceptional workshop, garage and storage space.



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 foncière: 1041 EUR

NOTES

DESCRIPTION

The house is situated in a quiet countryside setting while remaining very convenient for everyday life. Saint-Junien, with its supermarkets, shops, restaurants, schools, services and weekly market, is just 5 minutes away, and Limoges airport is less than 30 minutes by car.

The main accommodation is arranged on the raised ground floor. Steps lead up to the entrance, opening into a kitchen of approximately 15.4m² with a gas cooker and a traditional wood-fired range, giving the room a warm country feel. The spacious living room of around 27.8m² opens directly onto a balcony, creating a pleasant place to sit and enjoy the peaceful surroundings and countryside views.

There are two bedrooms measuring approximately 15.3m² and 11.8m², a bathroom with shower and basin of around 4.4m², and a separate WC of approximately 1.5m². The property would benefit from some updating and personalisation, making it ideal for buyers who want a home they can improve over time without taking on a full renovation project.

Beneath the house are three useful rooms totalling around 45m², together with a garage of approximately 28m² and a wine cellar. This lower level offers excellent storage and practical space for hobbies, tools, gardening equipment or workshop use.

Outside, the property really comes into its own. To the rear of the house is a barn/garage of approximately 67m². There is also a separate independent building currently used as a garage/workshop of around 150m², plus a hangar of approximately 72m². These generous outbuildings offer huge potential for...