

## Charming Country Cottage to Renovate with Barn, Hangar & Land near Saint-Germain-les-Belles



## INFORMATION

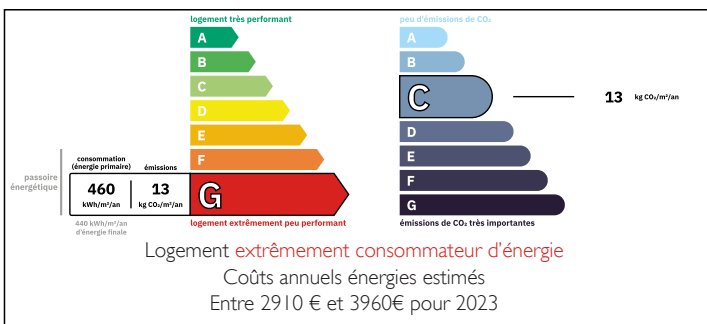
|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Germain-les-Belles |
| Department: | Haute-Vienne             |
| Bed:        | 4                        |
| Bath:       | 1                        |
| Floor:      | 85 m2                    |
| Plot Size:  | 9295 m2                  |



## IN BRIEF

Set in a peaceful countryside location just outside Saint-Germain-les-Belles, this charming cottage renovation project offers enormous potential with nearly one hectare of land, a substantial barn and additional hangar. With a renewed roof in 2006 and double glazing throughout many important works have already been completed, allowing the next owner to focus on transforming the property into a beautiful rural retreat or permanent home in France.

## 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

The cottage is full of character and enjoys a lovely rural setting surrounded by countryside. The accommodation currently offers a dining room of approximately 16.2m<sup>2</sup> with an insert wood burner, creating a cosy heart to the home.

To the rear there is a kitchen of 7m<sup>2</sup> and a shower room with WC both requiring renovation.

The property includes four bedrooms on the ground floor (13.7m<sup>2</sup>, 13.4m<sup>2</sup>, 13.3m<sup>2</sup> and 13.3m<sup>2</sup>) with one of the bedrooms fitted with a pellet burner.

From the kitchen, stairs lead to the large attic space win 2 sections ( 26.6m<sup>2</sup> and 15.6m<sup>2</sup>) provide an exciting conversion potential for additional bedrooms, bathrooms or a spacious master suite.

The property benefits from mains electric and water. Septic tank (satisfactory with good functioning. Report done 2026)

Outside, there is an impressive barn of approximately 200m<sup>2</sup> offering extensive storage, a workshop or further development possibilities.

Opposite the property, a separate hangar provides further storage space and could also offer an income opportunity for camping-car or vehicle storage.

With just under one hectare of land, this is a wonderful opportunity for buyers seeking a countryside lifestyle project with solid existing structures, beautiful surroundings and huge potential close to Saint-Germain-les-Belles.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES