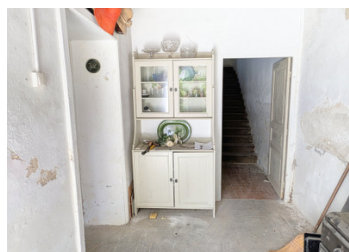


Two Homes, One Incredible Opportunity

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Dompierre-les-Églises
Department:	Haute-Vienne
Bed:	5
Bath:	1
Floor:	90 m ²
Plot Size:	855 m ²

IN BRIEF

Rare opportunity in the heart of the French countryside: two houses for the price of one, offering exceptional potential for renovation and lifestyle flexibility.

The main house is partially updated with modern electrics, double glazing, three bedrooms, a kitchen, bathroom, attic space, barns, outbuildings, and a garden. The roof has been largely renovated with only minor finishing work required.

A second house nearby has a brand-new roof and provides a complete renovation project, ideal as a guest house, gîte, workshop, studio, or rental property.

Just 5 minutes from Magnac-Laval, 10 minutes from Châteauponsac, 25 minutes from La Souterraine with direct trains to Paris, and 50 minutes from Limoges Airport. Perfect for investors, families, or

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

Two Homes, One Incredible Opportunity – Prime Renovation Project in the Heart of the French Countryside

Step into a world of potential with this rare offering: two houses for the price of one!

Perfect for those with a vision and a willingness to roll up their sleeves, this property is ideal as a main residence plus a separate guest house, home office, workshop, or boutique studio.

Main House

Ground floor: entryway, kitchen, one room, and a bathroom

First floor: three bedrooms

Attic space above for storage or future conversion

Modernized electrics and double glazing throughout.

The roof has been partially renovated – just a few tiles need repositioning

This property includes an open barn to the left, a small outbuilding behind, and an adjoining garden. Also features a small detached barn just across the lane.

Second House (Full Renovation Required – Endless Possibilities):

Located just down the lane from the main house

Ground floor: two rooms; first floor: three rooms.

The roof has been completely replaced - Everything else needs work – a blank canvas for your creativity.

This house shares water and electricity supply from the main house.

Location Highlights:

5 minutes by car to Magnac-Laval, with schools, supermarket, boutique shops, lively cafes, and a weekly farmers' market

10 minutes to the historic town of Châteauponsac (Intermarché supermarket + Saturday produce market). 25 minutes to La Souterraine with direct train connections to Paris in three hours.

50 minutes to Limoges for city amenities and international airport.

NOTES