

Superb complex including a five-bedroom barn conversion, two gîtes and 7.5 hectares of land with pool



INFORMATION

Town:	Pageas
Department:	Haute-Vienne
Bed:	9
Bath:	7
Floor:	420 m2
Plot Size:	75138 m2



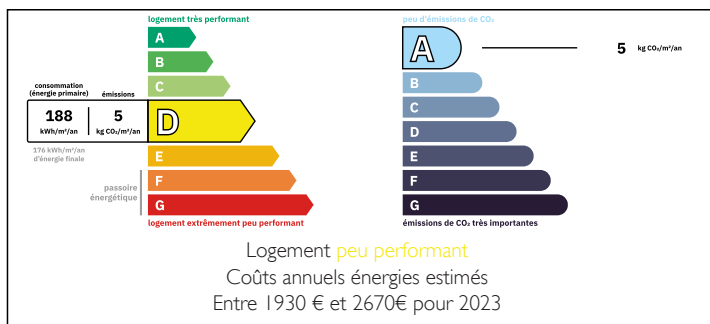
IN BRIEF

Set in approximately 7.5 hectares of beautiful Limousin countryside, this outstanding property offers an exceptional lifestyle and business opportunity. The estate comprises a spacious five-bedroom main house, a three-bedroom house, and a one-bedroom cottage, ideal for additional rental income or guest accommodation. The land is mostly prairie making it also ideal for a smallholding.

The property enjoys a peaceful rural setting just a few minutes from the village of Châlus. Châlus offers a good range of everyday amenities, including shops, supermarkets, cafés, restaurants, schools and healthcare services, while the surrounding area is renowned for its rolling countryside, forests, lakes and picturesque walking and cycling routes.

The historic city of Limoges, with its international airport and TGV rail connections, is approximately 40 minutes away, providing convenient access to the

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: 2249 EUR

NOTES

DESCRIPTION

The main house (242m²) opens into a spacious open-plan living area with a striking double-height entrance, creating a bright and welcoming space. Character features include exposed oak beams, a large fireplace with wood burner, and a stylish fitted kitchen that blends modern convenience with traditional charm. Heating and hot water are provided by a wood pellet range cooker, complemented by the wood-burning stove and an electric hot water boiler. The ground floor also includes a boot room, laundry/storage room and WC.

Upstairs, the impressive principal suite features oak flooring, exposed beams, a dressing area, an en-suite bathroom, a small balcony and a galleried study overlooking the entrance hall. There are three further bedrooms, a shower room, and an additional bedroom with bathroom in the converted attic.

Outside, a private terrace enjoys beautiful views over the surrounding countryside.

The three-bedroom house (110m²) offers a bright open-plan living space with a fireplace, wood burner, fitted kitchen and dining area. French doors open onto a large covered terrace overlooking the pool and countryside. Upstairs are three double bedrooms, each with its own en-suite shower room.

The separate one-bedroom cottage (35m²), converted from the former piggery, comprises an open-plan living area, a double bedroom with en-suite shower room, and French doors opening onto a private terrace.

Set within approximately 7.5 hectares of idyllic countryside, the property is fully double glazed and centrally heated. A 96m² barn separates the two main houses, while a separate hangar provides excellent storage for vehicles and equipment. Mown...