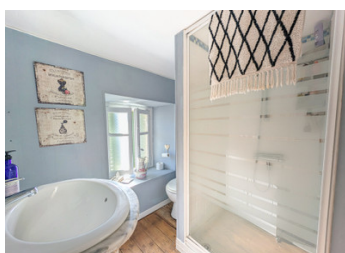


Charming Country Home with Guest Studio & Stunning Rural Views

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Bersac-sur-Rivalier
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	70 m2
Plot Size:	1143 m2

IN BRIEF

Charming country home with separate guest accommodation, offering fantastic value in a peaceful rural setting with breathtaking countryside views.

The main house features a cosy lounge with fireplace, a well-equipped kitchen/dining room and two spacious first-floor bedrooms.

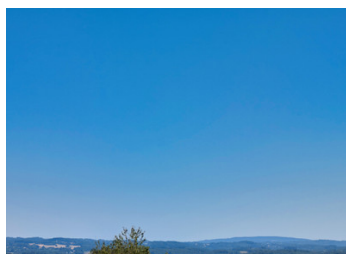
A self-contained studio apartment provides flexible space for guests, extended family or holiday letting.

The elevated enclosed garden enjoys excellent privacy, established fruit trees and a secluded patio with BBQ area, perfect for outdoor dining while taking in the panoramic views. A barn, garage and private parking add further appeal.

Just minutes from Bersac-sur-Rivalier station and the amenities of Laurière, with Bessines-sur-Gartempe 10 minutes away and Limoges only 30 minutes by

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

Charming Country Home with Separate Guest Accommodation, Private Garden & Stunning Views

Packed with character and offering exceptional value for money, this charming country property is currently enjoyed as a holiday home and provides flexible accommodation, making it ideal as a family retreat, holiday let or home with independent guest accommodation.

The property has an interesting upside-down layout, designed to make the most of its elevated garden and beautiful countryside views. The large private garden sits above the ground floor of the main house and can be accessed either via the side of the property or directly from the first floor. This creates a wonderful opportunity for outdoor living, with a secluded patio and BBQ area that enjoys sweeping views across the surrounding countryside—perfect for relaxed al fresco dining and entertaining.

Main House

The ground floor offers a welcoming kitchen and dining room, complete with the choice of a traditional wood-fired stove or electric oven. A cosy lounge with an attractive fireplace provides the perfect place to unwind on cooler evenings.

Upstairs are two generously sized bedrooms, both enjoying lovely rural views, together with a family bathroom.

Separate Studio Apartment

Ideal for guests, extended family or holiday rental income, the self-contained studio includes a kitchen, shower room and a versatile ground-floor room that can be used as either a bedroom or lounge. A mezzanine level provides additional sleeping accommodation.

Outside, the large enclosed garden is a true highlight,

NOTES