# Renovated House for Sale near Lussac-les-Églises - Haute Vienne

## Στοιχεία μεσίτη

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| Όνομα: | Catherine Bower |
| Όνομα εταιρείας: | Property Sales in France |
| Χώρα: | France |
| Experience since: | |
| Τύπος υπηρεσίας: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
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| Languages: | French |
| Site: | |

## Στοιχεία καταχώρησης

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| Ακίνητο για: | Πώληση |
| Τιμή: | EUR 149,800 |

## Τοποθεσία

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| Χώρα: | France |
| Νομός/Περιοχή/Επαρχία: | Nouvelle-Aquitaine |
| Πόλη: | Lussac-les-Eglises |
| Ταχυδρομικός κωδικός: | 87360 |
| Δημοσιεύθηκε: | 18/11/2025 |

Περιγραφή:

AGENCY FEES PAID BY THE SELLER

Offered for sale is this renovated 3-bedroom country house which is in a hamlet in the commune of Lussac-les-Églises, in the Haute Vienne, Nouvelle Aquitaine.

The village of Lussac-les-Eglises, is just 2km away and it has a SPAR supermarket, pharmacy, butcher, and a few bars and restaurants, Saint-Leger-Magnazeix (8kms): a lively village with a bar, restaurants, post office, newsagent, and garden centre. The nearest towns are Magnac Laval (13km) Le Dorat (17km) Chateauponsac (30km), La Souterraine (33km) and Bellac (30km).

Le Dorat and Bellac have train stations with trains to Limoges and Poitiers, Poitiers station has cross platform TGV connections to Paris, Bordeaux and other French cities plus Brussels and London (via Lille). La Souterraine has direct trains into Paris, making this area very accessible.

Limoges Airport is around 1 hours' drive, Poitiers around 1hour 30 minutes; both having a great variety of flights into the UK and other European destinations.

The house has been renovated and insulated, together with new double-glazed windows, turning it into a unique end of hamlet (the road stops outside this house) country property with very pleasant accommodation. The attic has been boarded and plaster boarded with new electrics and windows and is just waiting for someone to convert it into a master suite, subject to permissions.

On the ground floor you have a good-sized entrance/porch/utility area which leads into the kitchen/dining/living area, to the left is a very large living room and to the right you have a corridor which leads to a shower room with toilet, 2 downstairs bedrooms and the stairs to the first floor. On the first floor landing you have another bedroom a storage room to the left and a good-sized bathroom to the right; further down the landing is the entrance to the attic; which could make a spacious master bedroom with ensuite.

The house is an end of terrace at the very end of the lane, with just fields after it. So the only person passing; which I am told is once in a blue moon is the farmer. The garden is to the side and back of the house; a little of which is wooded; making it a very pleasant spot.

The house benefits from mains electricity and water; drainage is a septic tank; which conforms. The house is double glazed and has a pellet burning fire. Broadband is available.

Ground Floor

Porch/Utility Room - 2.5 x 3.3m with tiled floor and plumbing for washer.

Kitchen/Dining Room - 6.7 x 6.5 with tiled floor, exposed beams, fully fitted kitchen; window and door to front of property, door to Porch/Utility Room, door to Living Room and Hallway to bedrooms, bathroom and stairs to first floor.

Living Room Area - 5.5 x 6.8m with tiled floor, five double windows and patio doors leading to the back terrace and gardens and pellet burning fire.

Hallway (2.6 x .9 and 3.5 x 1.5 (including understairs area) leading to:

Shower Room - 2.3 x 1.8m with tiled floor, high level window, shower cubicle, vanity unit with hand basin and toilet.

Bedroom 1 - 2.9 x 3.2m with tiled floor and double window to the back of the property

Bedroom 2 - 3.2 x 3.4m with tiled floor and double window to the front of the property

Stairs leading to:

First Floor - Wood floors throughout

Landing - 6.1 x 1m with:

Bedroom 3 -3.7 x 4.4m (into the eaves) with exposed beams and Velux window.

Bathroom - 2.2 x 3.4m with bath and over head shower attachment, vanity unit with hand basin and toilet. Mansard window with storage to either side.

Storeroom - 3.5 x 1.3m with water heater

Attic - 5.5 x 4.8mwith Velux windows and French doors to one end, this would make an amazing main bedroom with dressing and ensuite.

Outside

Gravelled Area - For Parking

Gravelled Patio Area nicely tucked between the front room double doors and the porch, giving privacy.

Lawn leading to wooded area and garden shed.

Total Outside Space of approximately 1450m2

## Κοινά

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| Κρεβατοκάμαρες: | 3 |
| Μπάνια: | 2 |
| Τελειωμένα τετραγωνικά πόδια: | 131 τ.μ |
| Μέγεθος αυλής: | 1450 τ.μ |

## Room details

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| Indoor Features: | Fitted kitchen |

## Lease terms

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| Date Available: | |

## Contact information

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| IMLIX ID: | IX7.860.118 |