

# For Sale, Farmhouse on the Outskirts of Availles Limouzine



## Information de l'agent

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## Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 149,800

## Location

Pays: France  
État/Région/Province: Nouvelle-Aquitaine  
Indicatif régional: 86460  
Soumis: 01/07/2024  
Description:  
For Sale, Farmhouse on the Outskirts of Availles Limouzine

This farmhouse on the outskirts of Availles Limouzine, is set in a small hamlet of 3 houses, just up the road from the house is a small enterprise selling agricultural machinery. This is a rural but not isolated location with some beautiful walks and views on your doorstep.

The hamlet is set high on the hillside and has the most exceptional views of the surrounding countryside. The village of Availles Limouzine is steeped with history and is one of several villages along this stretch of the river Vienne which offer good water sport facilities and are very popular holiday destinations with all nationalities.

This house is on a very quiet land and has a large, attached garden of around 4000m<sup>2</sup> which is fenced, and gated. To the right of the house is a large outbuilding divided into 6 different parts which have been used as workshops, garages and animal pens and an open hangar/car port. All are accessible from either the garden or the lane outside the house.

Availles-Limouzine is a vibrant village with everything you need for everyday living as well as being

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situated on one of the prettiest sections of the Vienne River that I know!

Getting to the area is easy with flights from many UK airports into Limoges (1 hour) and trains (16kms) having links to services to Poitiers train station where you have TGV connections to Paris, Bordeaux, London & Brussels.

Downstairs you have a large living room with open access to a dining area, an office/study, a fitted kitchen and a hallway with side door to the house and a downstairs WC

Upstairs, the house has 4 bedrooms, a bathroom and storage; so ideal for a family; it has mains water, gas (cistern buried in the garden) and electricity, drainage is to a septic tank; which will be emptied before completion of the sale.

For anyone looking for a good sized 4-bedroom home together with outbuildings ideal for ateliers and/or animals; this property would be ideal.

Taxe Fonciere € 659

DPE: Consumption D 211

Emission D 40

Land 4 269m<sup>2</sup>

House 167m<sup>2</sup>

Heating Gas Central Heating

### **Commun**

Chambres:	4
Salle de bains:	2
Dimesions du lot:	4269 m <sup>2</sup>

### **Room details**

Indoor Features:	Fitted kitchen
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### **Utility details**

Heating:	Oui
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### **Building details**

Number of Garages:	1
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### **Lease terms**

Date Available:	
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## Contact information

IMLIX ID: IX5.870.154

