



## MAISON DE CARACTÈRE AVEC POTENTIEL D'AGRANDISSEMENT



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 154,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Masseret
Postcode:	19510
Geplaatst:	24-04-2026

### Omschrijving:

Located in the heart of the charming village of Masseret, between Limoges and Brive, this early 1900s house combines character and practicality, and has no shortage of assets!

Its entrance, designed for everyday convenience, allows you to easily park your vehicle and access the house through a gated courtyard, offering a sheltered space protected from the elements.

As soon as you step inside, the charm begins to work its magic: a beautiful, bright living room of approximately 21 m<sup>2</sup>, an authentic kitchen, a laundry room, a toilet, and a bedroom with access to the patio and a view over the courtyard.

Upstairs, you'll find three lovely bedrooms of about 12 m<sup>2</sup> each, with generous ceiling height. A large bathroom with a shower, toilet, bidet, and dressing room completes this level.

And that's not all!

In the attic, a beautiful mansard-style roof structure hides a 62 m<sup>2</sup> space that has yet to be developed.

Imagine the possibilities: a master suite, leisure area, home office, guest room...

It's up to you to turn it into a unique space!

In terms of comfort, the house is equipped with inertia electric radiators, providing gentle and even heat. With an energy rating of D and greenhouse gas emissions rated B, it's also energy efficient.



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An added bonus that makes all the difference!

Right across from the house, a fully fenced, constructible plot offers a range of exciting opportunities. A rare find in the area!

Ideally located, this house lets you enjoy the peaceful lifestyle of Masseret while remaining close to the highway and train station.

Intrigued by this property?

Come and see it — it might just be love at first sight!

Gebouwd: 1900

### **Algemeen**

Slaapkamers: 4  
Badkamers: 1  
Afgewerkte vierkante meter: 114 m<sup>2</sup>  
Lot Afmeting: 1411 m<sup>2</sup>

### **Room details**

Total rooms: 5

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 175

### **Building details**

Parking: Ja

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/AGHX-T730893/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T730893/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1645568

