



## For Sale Farmhouse with land near St-Leger-Magnazeix - Haute Vienne



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 259,233.21

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
ZIP code: 87190  
Posted: Nov 26, 2024

### Description:

For Sale Farmhouse with land near St-Leger-Magnazeix - Haute Vienne

For sale this typical farmhouse with stables, land and barn 4.5 km from the amenities of Saint-Leger-Magnazeix. Haute Vienne

The nearest villages are Lussac-les-Eglises which has a SPAR supermarket, pharmacy, butcher, and a few bars and restaurants and Saint-Leger-Magnazeix (4.5kms): a lively village with a bar, restaurants, post office, newsagent, and garden centre. The nearest towns are Le Dorat (21km) Chateauponsac (24km), La Souterraine (26km) 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 main house has been renovated and insulated, together with new double-glazed windows, turning it



into a unique country property with very pleasant accommodation. The gentleman who owns the house has horses and he has created stables in the attached barn. All the land owned by the property is attached and fenced, with a gated entrance to the main courtyard where the house faces the unattached barn.

On the ground floor you have a good-sized kitchen/dining/living area, with a hallway that leads to the bathroom and a downstairs bedroom. On the first floor you have a very large landing, which is currently used as an office to one side and a second living room to the other: together with two large bedrooms. You could easily put another bathroom on the first floor as the landing is over the downstairs bathroom.

The back of the house is on a quiet country lane, the front has a courtyard with land to all three sides and the second barn facing the house.

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

## Ground Floor

Living/Dining/Kitchen - 7 x 5m with tiled floor, original stone fireplace, wood burning fire, and dual aspect windows/doors, defined kitchen living and dining areas and original oak staircase to first floor.

2nd Living Area - 4 x 3.2m with tiled floor and original oak staircase to first floor.

Hallway leading to:

Bathroom - 3.5 x 2.5m with tiled floor, double vanity unit, walk in shower and window with courtesy glass.

Bedroom 1 - 3.9 x 3.6m with tiled floor and high-level window to the back of the property.

Door into:

Utility Room - 2.5 x 1.3m

W.C. - 1.3 X 1.1m

Boot/Tac Room 2nd Utility Area - 4.7 x 4m with access to the stables

First Floor - with wood floors throughout

Landing/Day Room/Office with:

Office Area - 3.1 x 2.5m with Velux window

Living/Day Room Area - 3.9 x 3.2m with Velux window



Bedroom 2 - 5 x 3.2m with low level window to front of property.

Bedroom 3 - 5 x 3.2m with low level window to front of property.

Outside

Attached Stables - with attached hay store

2nd Barn - with a floor space of 119m<sup>2</sup>

Land - The total land space is 28714m<sup>2</sup> (2235m<sup>2</sup> is situated across the lane opposite the back of the house; the rest is attached and to 3 sides).

### Common

Bedrooms:	3
Bathrooms:	1
Lot Size:	28714 sq m

### Room details

Indoor Features:	Fitted kitchen
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.414.272
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