

3 charming houses with potential for gite, B&B or family home which can lock up and leave with ease.



## INFORMATION

Town:	Verneuil-Moustiers
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	110 m <sup>2</sup>
Plot Size:	2451 m <sup>2</sup>

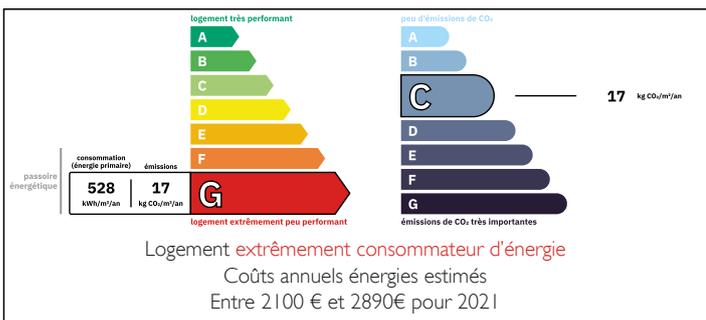


## IN BRIEF

Situated in the centre of a village next to the church - group of buildings comprising a 2 bedroom house, a gite to finish, garage, a small house to renovate and a barn - beautiful large garden with selection of trees backing onto a quiet chemin (lane)



## ENERGY - DPE



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

Driving into a secluded driveway by the church you see the house to renovate on your right along with the barn - to the left you have the main house and the gite with garage

### Main house

Enter door to hallway - door to left

Living room 4.5m x 5.8m - wood burner

Door to kitchen 2.6m x 4m

Door to bathroom - 1.8m x 2.7m

Door from kitchen to garden

Back in the hallway you have 2 doors to

Bedroom 4.1m x 3m

Bedroom 4.8m x 5.7m

### House 2 (gite)

A large room of 4.5m x 5.4m

Bathroom 1.5m x 2.2m

Garage attached 5.7m x 4.5m

Barn with new roof

House 3 to renovate

2 rooms - approx 4.8m x 5.7m and 4.1m x 3m

Heating - wood burner

Windows - single glazed

Mains drains

The village of Verneuil Moustiers is quiet with no shops - there is a bar restaurant in walking distance - the nearest shops can be found in Lussac les Eglises approx 5 - 10 minute drive away - the main town of Le Dorat 20 minutes has large supermarket etc The airport at Limoges is less than an hour's drive away

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 492 EUR

Taxe habitation: EUR

## NOTES