

Superb 6 bedroom Maison de Maître to renovate with independent barn, garage, pool and pond. Set on 6 acres.

EXCLUSIVE



## INFORMATION

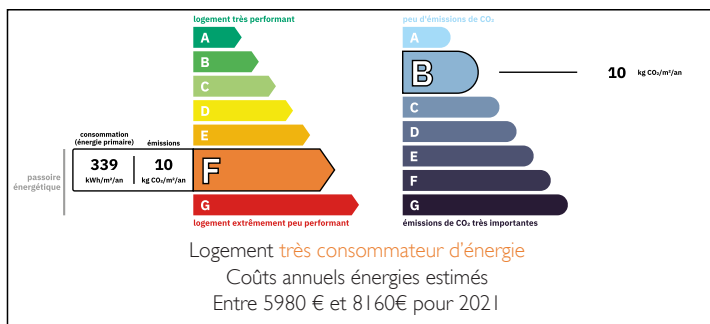
Town:	Luchapt
Department:	Vienne
Bed:	6
Bath:	3
Floor:	510 m2
Plot Size:	24596 m2

## IN BRIEF

This is a great opportunity to acquire a charming manor house, full of character, which is just waiting to be restored to its former glory. Located in a small, peaceful hamlet just 13 km from the popular town of L'Isle Jourdain which has a weekly market and offers all daily amenities and services as well as being on the doorstep of a wealth of walks and river based sport activities. Both Limoges and Poitiers airports are within easy motoring distance. (63 km and 69 km)



## 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

Beautiful volumes, high ceilings and cachet for this traditional manor house offering plenty of possibilities for development at a very attractive price. The house offers approximately 510 m<sup>2</sup> of living space.

The house was rewired 5 years ago and the roof was largely repaired/replaced within the last 10 years. There is no central heating but there are fireplaces in most rooms which can be reinstated. A septic tank will have to be installed.

A beautiful garden surrounds the house, mainly laid to lawn with some magnificent old trees, a pond and a swimming pool that will require some works. Ideally situated and surrounded by quiet countryside. An independent barn and several outbuildings complete the ensemble. There is a non adjoining little plot of woodland.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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