

A wonderful detached house to renovate. Attached garden with outbuildings and a well.



INFORMATION

Town:	La Croix-sur-Gartempe
Department:	Haute-Vienne
Bed:	4
Bath:	0
Floor:	170 m2
Plot Size:	12979 m2

IN BRIEF

Large, stone-built detached house in a picturesque setting. 6 large rooms, a new roof (2011)

This is a renovation project, at the end of which you will have a large character house in its own grounds. Outbuildings including one with a bread oven. Well



ENERGY - DPE

DPE not required.

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

GROUND FLOOR

Entry: 13m2

Kitchen: 25m2

Living room: 25m2

Bedroom 1: 21m2

FIRST FLOOR

Landing: 8m2

Bedroom 2: 25m2

Bedroom 3: 25m2

Small room to front: 5m2

Bedroom 4: 22m2

Total: 170m2

Attic space: 75m2

LOCAL TAXES

Taxe foncière: 272 EUR

Taxe habitation: EUR

OUTSIDE

2 outbuildings , one of which contains a bread oven.
There is a well on the land, and a garden that surrounds the house

The house is currently connected to the well for water but mains water is nearby in the hamlet

A new fosse septique will need to be installed, along with new windows and doors, electrics etc etc

NOTES

AREA

The town of Bellac (6.6kms to the south) has a full set of amenities, including supermarkets, bars/restaurants, a hospital and a station on the Poitiers-Limoges line.

Limoges airport with flights to/from the UK is only 40kms away.

The house is about 4.5 hours drive from the port of Caen.

Information about risks to which this property is exposed is available on the Géorisques website :