

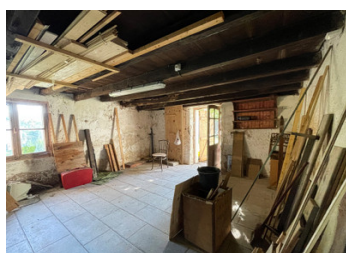
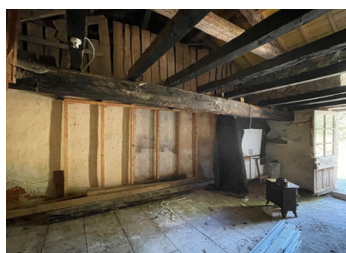
A fantastic little renovation project in the heart of rural France. House with adjoining garden and workshop.

EXCLUSIVE



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	113 m2
Plot Size:	722 m2



IN BRIEF

This is the perfect project for those looking to invest in a house. It will require a complete renovation to make it fully habitable, but it offers an ideal opportunity to be creative in its layout and renovation. One important point to note is that it has a good roof and is on mains drainage.

Located only 9 km from a range of local amenities thus offering all the benefits of quiet countryside living whilst just 20 km from the town of Bellac which offers an excellent choice of services and amenities, as well as a train station linking you to Limoges and Poitiers. Limoges International airport is within easy motoring distance 57 km.

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

The property currently comprises 4 rooms with a possible 113 m² footprint.

There is an adjoining garden with an atelier (88 m²). With a little investment this would make an ideal "lock up and leave" holiday home, permanent residence or rental investment.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES