

Spacious 5 bedroom property in need of updating situated in a quiet hamlet. Adjoining barn and garden.



## INFORMATION

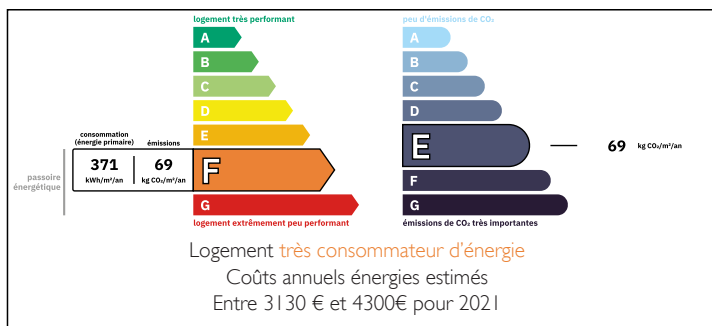
Town:	Val d'Issoire
Department:	Haute-Vienne
Bed:	5
Bath:	1
Floor:	152 m2
Plot Size:	2525 m2



## IN BRIEF

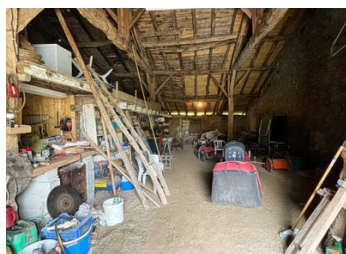
This charming property which only requires some interior renovation and modernisation, briefly comprises on the ground floor an entrance hall, lounge/dining room, kitchen, utility room, shower room, WC and 2 bedrooms. On the first floor there are 3 bedrooms and access to an attic space which could be converted into further living space. It is set in the middle of quiet, gently rolling countryside, and only 3 km from a small village providing basic amenities (village shop, bank, chemists, doctors surgery) The thriving market town of Bellac (15 km) offers a wide range of shops and services, several restaurants and bars and also benefits from rail services to Limoges and Poitiers. There is also excellent access to Limoges International Airport (45 km) where you will find daily flights to several UK destinations. Ideal as either...

## 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

The house benefits from oil-fired central heating with a relatively recent boiler, double glazing in most rooms and is connected to the mains drainage system. The electrics will need to be updated.

An adjoining barn and garden complete the property. The garden (2,525 m<sup>2</sup>) is to the rear of the house and offers views over the surrounding countryside. The adjoining barn (96 m<sup>2</sup>) offers great potential for creating additional living space if required.

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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 habitation: EUR

## NOTES