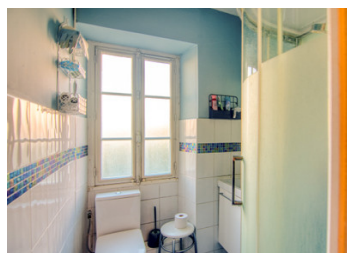


## Two houses, one to live in and one to renovate



## INFORMATION

Town:	Mailhac-sur-Benaize
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	67 m <sup>2</sup>
Plot Size:	386 m <sup>2</sup>

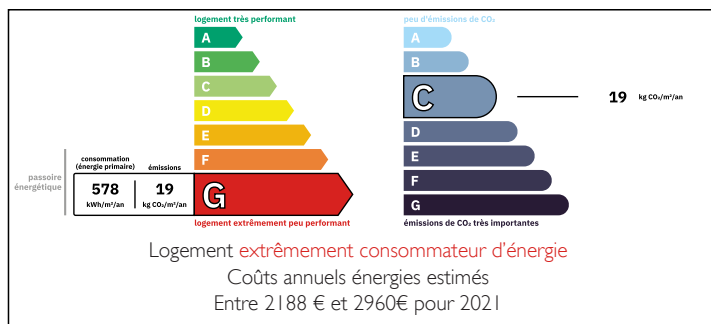


## IN BRIEF

Three bedroom village house with a second house of 90m<sup>2</sup> to totally renovate. With outbuildings, a garage and small garden located centrally.

Located just down the road from Saint-Sulpice-les-Feuilles which has supermarket, cafes and schools and bank. Only 7 minutes to the A20 motorway, 15 minutes to La Souterraine with train connections to Paris and 50 minutes to Limoges.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Where do you start with this?

There are two houses here which are side by side and interconnected on the first floor.

The first house could be moved into while you work on the other and has many of the original fireplace features, exposed beams and wood floors.

The ground floor hosts a large kitchen/dining room and a spacious lounge. The high ceilings give a nice sense of space and allow for plenty of natural light. The family bathroom is also located on the ground floor.

Upstairs are 4 bedrooms, three of these are interconnected but the walls could be rearranged to give space for two larger bedrooms and a bathroom. Across into the second house you are going to be able to explore your creative side. Does this become a part of one big house, do you renovate this to guest accommodation or is this your art or dance/yoga studio. You are going to be really spoilt for choice

This has been the holiday home for a couple that have decided it is time to hand the reigns over to the next owners to fully recognise the potential of the property. The roof across the first house has already been renovated with a waterproof liner added. The roof on the second house will need attention. You have mains sewage connection.

Outside in the garden you have an additional workshop area and separate covered parking in the garage.

Located not far from Saint-Sulpice-les-Feuilles which has supermarket, cafes and schools and...