

Rural 4 bed stone farmhouse requiring some refreshing with a huge barn and 1.4 ha, not overlooked



INFORMATION

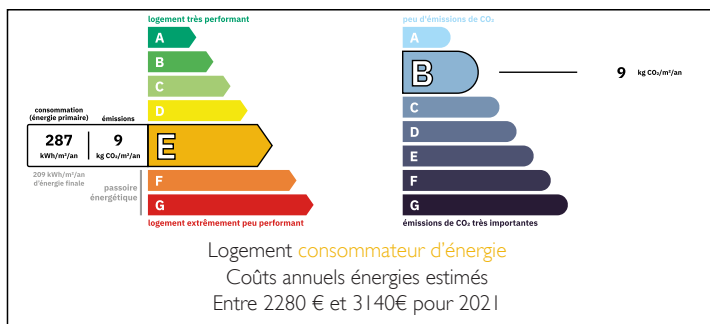
Town:	Gajoubert
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	173 m2
Plot Size:	14725 m2



IN BRIEF

Situated in a very quiet location with no close neighbours or traffic. Potential to create gites in part of the barn. The village of Mezieres sur Issoire is just over 5km where you can find shops, doctor, vets etc. A wider range of amenities including all schooling requirements is available at Bellac (14 km) where you can also access the Limoges to Poitiers rail service for TGV connections to Paris etc. Limoges airport is only 50 kilometres away (42 minutes).

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

This property is immediately habitable but is now requiring some refreshing.

GROUND FLOOR

Living room, double aspect, with underfloor heating and woodburner with backboiler (24m²).

Study with wc (14.3m²).

Kitchen /diner with wood units, underfloor heating, double aspect and also side French doors (28.3m²).

Utility room with door out to side garden and stairs to 1st floor (13.4m²)

1st FLOOR

Bedroom 1 (13.7m²)

Bedroom 2 (8.9m²)

Bedroom 3 (24.1m²)

Bedroom 4 (20.3m²)

Bathroom comprising bath, shower, basin and wc. Also underfloor heating.

Large stone barn sat independently to the house comprising of 3 sections. The first has a tiled floor and has a surface of 93m². This area is ideal as a workshop on possible conversion to gites or similar. The next part is 53m² with a concrete floor and mezzanine storage area above. Big barn doors make this an ideal garage space.

The last section, has a surface of 395m² and it would be possible to create stabling in here or storage for tractors and hay etc. There are large openings to the front and rear.

Garden and fields set to grass.

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