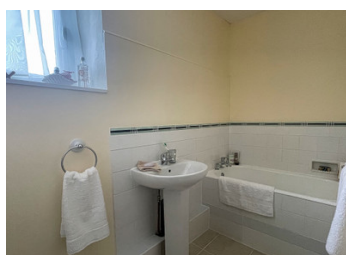
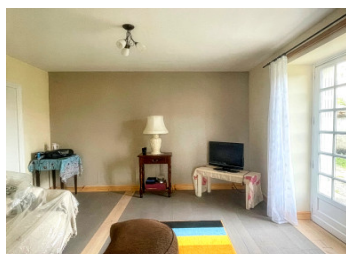


Detached 2 bedroom village house (71 m ) with an adjoining 2nd house to renovate (67 m ). Garage and garden.

EXCLUSIVE



## INFORMATION

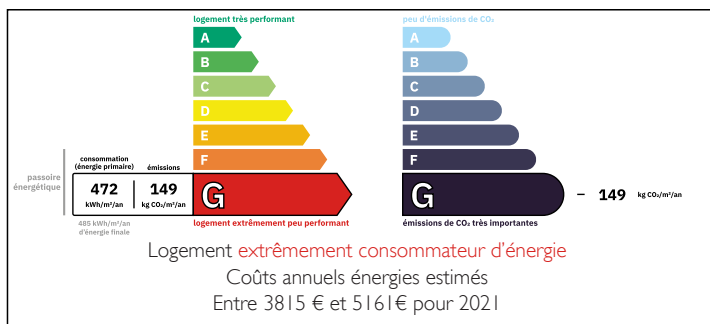
Town:	Val d'Issoire
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	138 m <sup>2</sup>
Plot Size:	337 m <sup>2</sup>

## IN BRIEF

This charming house offering 71 m<sup>2</sup> of living space has been renovated to create a comfortable 2-bedroom home. Although the second adjoining house (67 m<sup>2</sup>) requires renovation it offers the possibility of increasing the living space or creating a separate dwelling providing a promising opportunity for generating rental income or guest accommodation.

Situated in a small village providing local amenities (grocery shop, bakery, bank, pharmacy and post office). The town of Bellac, (11 km) offers an extensive range of shops and services and also benefits from rail services to Limoges and Poitiers. Limoges which has an International airport is an easy 40 minutes drive away (42 km)

## 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 layout is as follows.

Main house.

Ground floor.

Kitchen (16 m<sup>2</sup>)

Lounge (16 m<sup>2</sup>)

Shower room (3.3 m<sup>2</sup>)

First floor.

Bedroom 1 (8 m<sup>2</sup>)

Bedroom 2 (12 m<sup>2</sup>)

Bathroom (3.5 m<sup>2</sup>)

Attic (16 m<sup>2</sup>)

Second adjoining house to renovate.

Ground floor.

Kitchen (16 m<sup>2</sup>)

Garage (36 m<sup>2</sup>) It would be possible to knock through into the garage thus adding 36 m<sup>2</sup> more living space.

First floor.

Bedroom (15 m<sup>2</sup>)

Room above garage (36 m<sup>2</sup>)

The property also features a small adjoining garden. There are several little outbuildings in the garden. One of these houses the oil-fired boiler. The house is connected to the mains drainage system.

Don't miss the chance to own a charming home with ample scope for customization in a lovely village setting.

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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