

Renovation project with potential for 230m2, with good size garden and lovely view in calm setting

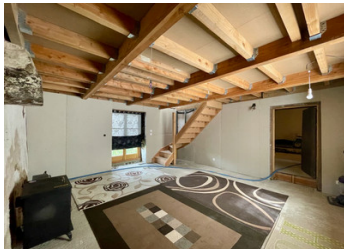


INFORMATION

Town:	Champsac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	125 m2
Plot Size:	2146 m2

IN BRIEF

In a small hamlet of just a few houses and surrounded by nature sits this character property that is now looking for a new owner to continue the restauration work. There are 6 large spaces to accommodate your own vision of the place. Historically there were two houses that are now communicating and together creating the potential of 230m2 of habitable surface. The property is attached on one side. The roof of the house on the left has been redone, there is a recent septic tank (2012), many of the windows have been replaced with double glazing and there is some insulation and wall partitioning already in place. There is a lovely access path leading to the house and a view overlooking the countryside at the back.



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

We enter into a space of around 34m² which could host the kitchen, pantry and dining area. On the left corner there is a separate toilet. To the right there is a 25m² space that could serve as a living room. A staircase leads to the top floor where there are two spaces of the same size and configuration as the ground floor.

From the living room and to the right we access the hall of 21m² of what used to be a second house. To the right there is a large space of 30m² and upstairs 64m² to be configured.

The plot of 2000m² consists of mature trees, shrubs and grass. Before accessing the house and to the right is a covered structure that could be used for parking.

The environment is green and peaceful with several walks being accessible from the property.

Basic amenities such as supermarket, bakery, petrol station, doctor, school and pharmacy are only an 8 minute drive away, in the town of Oradour-sur-Vayres. There are also lovely walking/cycling paths built on the former railway line several kilometers long, linking Oradour and Chalus.

For all other needs, Rochechouart is a 20 minute drive and an even bigger town, Saint-Junien (with hospital, large grocery stores and DIY shops etc) is a 26 minute drive.

The property is a 28 minute drive from Limoges airport which has regular flights to Paris, Morocco, Lyon, London Stansted, East Midlands, Manchester, Bristol, Southampton and Leeds.

Information about risks to which this property...

LOCAL TAXES

Taxe foncière: 259 EUR

Taxe habitation: EUR

NOTES