

A pretty two bedroom hamlet house with additional house to renovate, land and barn



INFORMATION

Town:	Azat-le-Ris
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	153 m2
Plot Size:	4684 m2



IN BRIEF

Situated in a quiet hamlet not far from Azat-le-Ris, a two bedroom property to finish with an attached house to renovate, large barn, garage and large garden



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

From the road enter the property via metal double gates

House on the right hand side is habitable and comprises of

Ground Floor

Kitchen area of 3.4m x 4.8m and open plan into a living / dining area 4.1m x 4.8m - door to rear leads to a WC / shower room of 1.8m x 1.4m and a boiler room housing the hot water tank

Stairs from the living area up to the first floor

Bedroom 1 3.4m x 4.2m

Bedroom 2 5m x 2.5m

Double glazing

No Heating installed

The house attached is to be completed renovated but has water and electric connected

It comprises of approx 5 rooms

3.5m x 4m

6.2m x 6.3m

3.8m x 3m

3.6m x 2.3m

6.3m x 2.5m

The towns of Le Dorat are 16km - 16 minutes and Montmorillon 19km or 19 minutes drive - here you will find supermarkets, bar restaurants, banks etc

The airports at Limoges and Poitiers are approx one hour away

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