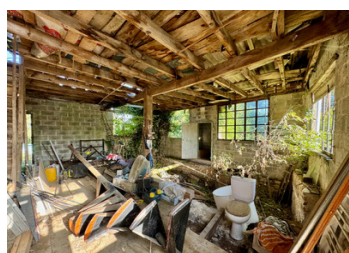
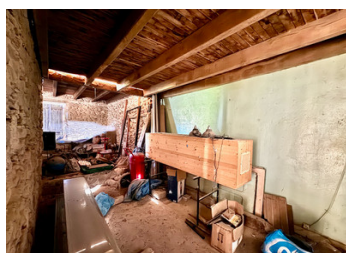


## House to renovate with extension and barn on the edge of a small hamlet



## INFORMATION

Town:	Pageas
Department:	Haute-Vienne
Bed:	3
Bath:	0
Floor:	105 m2
Plot Size:	543 m2



## IN BRIEF

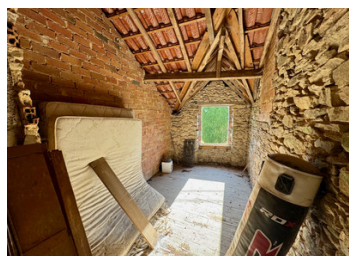
This charming renovation project features a house of 105 m<sup>2</sup> across two levels, a 55 m<sup>2</sup> extension to the right, and a 68 m<sup>2</sup> barn to the left. The ground floor includes three rooms, while the attic offers two additional spaces. The roof of the house is in good condition, while that of the barn requires repair or replacement. Installation of an individual sanitation system is to be done. The property is situated on a 543 m<sup>2</sup> plot at the edge of a small hamlet, offering a unique opportunity to create a beautiful home in a green setting.

## 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

This property is conveniently located just 7 minutes from Chalus, where you will find all essential amenities, including a large grocery store, pharmacy, restaurants, medical services, veterinary clinic, and DIY shops. Chalus also hosts a weekly market offering local produce. The historic town center is well-preserved, featuring the ruins of two medieval castles and serving as the starting point for a 13 km walking and cycling trail.

For additional needs, Aixe-sur-Vienne, with its larger supermarkets and DIY stores, is an 18-minute drive away.

Espace Hermeline, a recreational area featuring a lake, is just 16 minutes away by car. Here, you can enjoy a range of activities such as walking around the lake, swimming and relaxing on the beach during the summer, tree climbing, rail biking, fishing, picnicking, and more. The site also includes a zip line and a campsite.

Limoges Airport, offering regular flights to Paris, Lyon, London Stansted, East Midlands, Manchester, Bristol, Southampton, Leeds, and Morocco, is a 25-minute drive from the property.

## LOCAL TAXES

**Taxe foncière: 280 EUR**

**Taxe habitation: EUR**

## NOTES

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