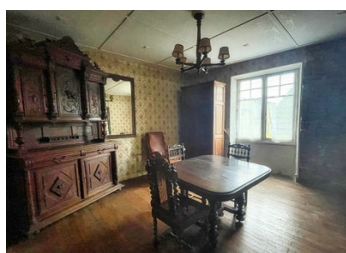
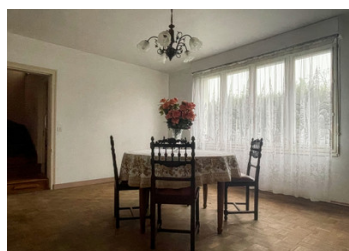


Ensemble 2 village houses to renovate/update with workshop garage adjoining and non adjoining garden



INFORMATION

| | |
|-------------|---------------|
| Town: | Val d'Issoire |
| Department: | Haute-Vienne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 135 m2 |
| Plot Size: | 1204 m2 |



IN BRIEF

These 2 houses are in need of some internal renovation, but represent an excellent opportunity and comprise a first house with on the ground floor, a kitchen, a lounge and a shower room with toilet. On the first floor, 2 bedrooms and WC. The second house is connected to the first house and comprises a kitchen, a lounge, a bathroom, a toilet and 2 bedrooms all on the same level. Beneath this living space, accessible from the street side, is a 77 m² workshop that could be converted into additional living space.

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...

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

First house.

Ground floor.

Kitchen (11 m²)

Living room (19 m²)

Shower room with WC (3 m²)

First floor.

Bedroom 1 (15 m²) with adjoining WC and washbasin.

Bedroom 2 (10 m²).

Second house.

There is access to the second house from the ground floor of the first house. The first house was built to the rear of the second house at a later date.

First floor.

The front door leads directly into the kitchen.

Kitchen (14.5 m²)

Living room (17 m²)

Bedroom 1 (15 m²)

Bedroom 2 (14 m²)

Bathroom (7 m²)

Ground floor.

Workshop (77 m²)

Completing this ensemble is a garage, an outbuilding and a small adjoining garden. The non adjoining garden is a 2 minute walk away.

The houses are structurally sound, but internally there is work to be done. Work was carried out on the roof in 2004. Connected to the mains drains, but neither has a heating system, and the windows are single-glazed.

You have the option of converting the property into a large family home or keeping the two dwellings separate, for two families who would like to buy together, an annex for a family member who wants to be independent but close by, or to run as an on-site gite.

LOCAL TAXES

Taxe habitation: EUR

NOTES