

Charming Hamlet Renovation Project. 1 or 2 Bedrooms | Barn | Land | DIY Project

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	50 m2
Plot Size:	1312 m2

IN BRIEF

Looking for your next DIY project? This delightful property, tucked away in a quiet hamlet, could be just what you're searching for. With a bit of vision and some basic DIY skills, you could transform this into a lovely one- or two-bedroom home.

The adjoining barn offers exciting possibilities for expansion (subject to the necessary permissions), giving you the flexibility to create additional living space to suit your needs.

As an added bonus, a large plot of land just down the road comes with the property—perfect for a garden, vegetable plot, or even a leisure area.

Whether you're a first-time renovator or an experienced property developer, this little gem is bursting with potential. Don't miss out on the chance to make it your own!

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

Enter the house from the front
Into a living room 5.5m x 5.2m - large fireplace ideal to install a wood burning stove
opening into the rear room - work started to create a bathroom / kitchen and utility - approx 3.4m x 4m; 2 x 2.1m and 2m x 2m - door to rear garden
Off the living room there is an entrance to the barn 11.4m x 4m
Attic approx 5.4m x 5.5m
Current owner was seeking to develop a bedroom upstairs

Attached on one side (barn side)
Heating - none
Windows - double glazed
New fosse septique installed
Electrics started but not finished

LOCAL TAXES

Taxe habitation: EUR

There is a parcel of land in the same hamlet and another smaller piece behind the house - 919m2 and 150m2

The village of Bussiere Poitevine is less than 5 minutes away where you will find a convenience store, pharmacy, bank, bakers etc etc
The larger towns of Bellac and Montmorillon are approx 20 minutes and 23 minutes
The airports at Limoges and Poitiers are both under an hour.

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

NOTES