

A part-renovated hamlet property to finish with attached barn & garden and further land nearby

EXCLUSIVE



## INFORMATION

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

## IN BRIEF

This property, in a quiet hamlet, just needs a few basic DIY skills to make it a lovely home. Are you looking for a new DIY project? This could be just what you are looking for! It has the potential to be either a one or two-bedroomed house utilising the barn space next to it (subject to permissions) The added bonus is that there is also a large plot of land just down the road. Heaps of potential!



## 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

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.

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

## NOTES