

Charming renovated farm house with large plot of land that includes a pond, woods and a stream.



INFORMATION

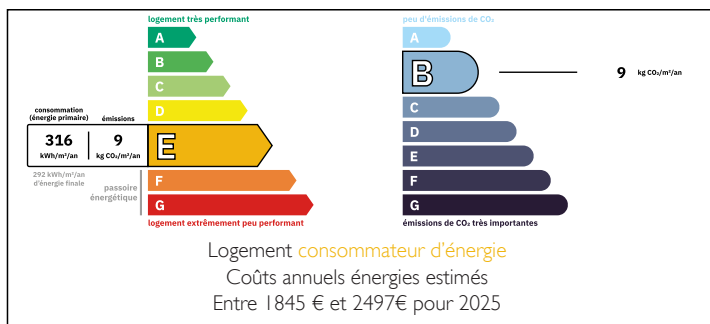
Town:	Val d'Issoire
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	140 m2
Plot Size:	70000 m2

IN BRIEF

Located at the crossroad of Haute-Vienne and Charente, in a natural environment, this beautifully renovated stone house offers large opened living spaces, outbuildings and a substantial plot of land, great for horse lovers and other livestock.

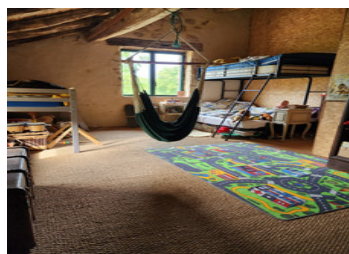


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 791 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main house with its exposed stones, has high ceilings with oak wood frames. It has double glazed windows in aluminum frames, a woodstove and a fire place with a bread oven insert. The main level is a wide 75m² open plan tiled floor space, composed of an equipped kitchen, a dining room and a living room which has an original millstone embedded to the floor. It also has a 10 m² bathroom to the side with its shower, sink and toilet; The upper floor has 2 carpeted bedrooms, 34 and 20 m² respectively, which can easily be closed off. There are 2 outbuildings, one covered of 130 m², and a non covered one of 110 m². The 7 hectare plot of land has grassland, a wooded area, a 2700 m² pond and a stream.

The area is renowned for its hiking routes and other outdoor activities. The house is 3 minutes away from the nearest village of Bussière-Boffy, 15 minutes from the beautiful village of Mortemart with its golf course. 25 minutes from Bellac and Saint-Junien, two good size towns with all the amenities such as Supermarkets, hospitals and movie theaters. It is 40 minutes away from Limoges airport which provides regular flights to the UK and other international destinations.

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