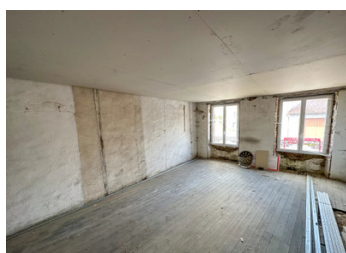


Blank Canvas Renovation Project with Garden – Plumbing, Drainage, Windows Done



INFORMATION

Town:	Saint-Bonnet-de-Bellac
Department:	Haute-Vienne
Bed:	3
Bath:	0
Floor:	95 m2
Plot Size:	195 m2



IN BRIEF

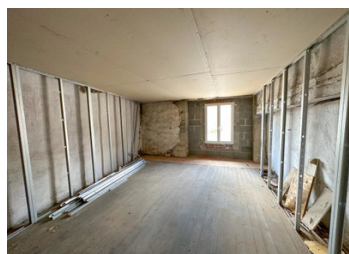
Ready to roll up your sleeves? This part-renovated village home is waiting for someone with vision. The heavy lifting is already done: mains drainage, water and electricity connections in place, concrete floors laid, and double glazing installed. Now it's up to you to shape the space and finish it to your taste.

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

Set in the heart of a peaceful village, this renovation-ready home offers the perfect blank canvas for someone looking to create a characterful and affordable home. Much of the groundwork has already been completed, allowing you to focus your energy (and your budget) on finishing the interior just the way you want it.

The current owners have laid concrete floors throughout the downstairs, installed PVC double-glazed windows in 2017, and connected the property to mains water and drainage. The Linky meter for electricity is also in place, although internal wiring still needs to be installed. Plumbing has already been run under the concrete slab for a future bathroom, giving you a head start on the layout.

Inside, the ground floor features two large open rooms that can be reconfigured however you like, with enough space for a kitchen, living room, or even a ground-floor bedroom. Upstairs, there are three defined bedrooms as well as a fourth room that could easily become an office, guest room, or additional bathroom since the plumbing runs just below.

Outside, a private terrace leads onto a manageable garden, offering a peaceful outdoor space to enjoy in the warmer months.

Whether you're a first-time buyer with a bit of DIY spirit or a seasoned renovator looking for your next project, this home offers great potential in a charming village setting — and at a price that leaves room for imagination.

Information about risks to which this property is exposed is available on the Géorisques website...

LOCAL TAXES

Taxe foncière: 143 EUR

Taxe habitation: EUR

NOTES