

Charming Cottage for Full Renovation Located in a pretty hamlet, with a plot of land.

EXCLUSIVE



## INFORMATION

Town:	Laurière
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	800 m2

## IN BRIEF

### Charming Cottage Renovation Project

Set in a peaceful rural hamlet, this 3-bedroom detached cottage with garage and small garden is in need of full renovation. It already has water and electricity connected and also includes an additional plot of land across the rear lane. Offered at a very affordable price, this property is a fantastic opportunity for those on a budget looking to create their own French country home.



## 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

Charming Renovation Project – Cottage in a Peaceful Rural Hamlet

This delightful little cottage, once a much-loved home, is now ready for a complete renovation and offers an excellent opportunity for anyone looking to create their dream property in rural France on a modest budget. Situated in a quiet hamlet, the property is surrounded by countryside and offers plenty of potential for those with vision, enthusiasm, and some building knowledge.

The ground floor is accessed via the front door, which opens into the lounge. From here, there is access to the kitchen/dining room and to the adjoining garage, providing useful space for storage or conversion (subject to planning).

A staircase leads to the first floor, where you will find three bedrooms and a bathroom. From this level, there is access to a small garden area. At present, the garden is very overgrown with brambles, making it difficult to enter or photograph, but with some work it could be transformed into a charming outdoor space.

In addition, there is a small plot of land situated just across the rear lane. This too is heavily overgrown, but once cleared it could provide further garden space, a vegetable plot, or even a relaxing seating area.

The property benefits from having both electricity and water connected, which is a great advantage for a renovation project of this kind.

While the cottage requires full renovation, it is offered at a very affordable price to reflect the amount of work needed. This makes it a fantastic...

## LOCAL TAXES

**Taxe foncière: 600 EUR**

**Taxe habitation: EUR**

## NOTES