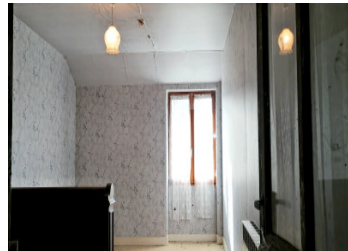
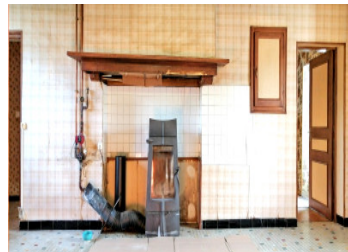


89 000 AFI for this 3-bed farmhouse with outbuildings, barn, and garden/land in a hamlet close to amenities



INFORMATION

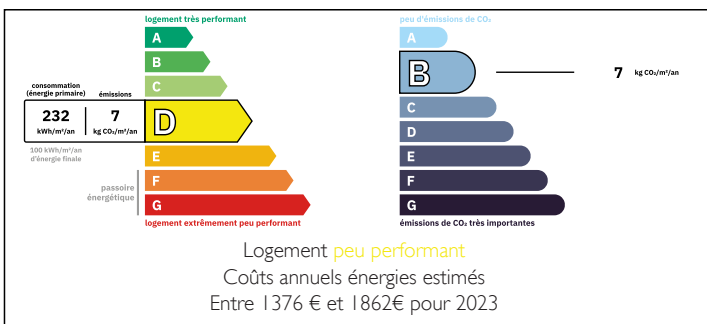
Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	96 m ²
Plot Size:	1635 m ²



IN BRIEF

This charming 3-bedroom farmhouse requires some renovation/refurbishment but is immediately habitable. It includes a beautiful attached barn (suitable for conversion), a separate stone outbuilding with parking for one car, a lovely garden area in front of the house with a well, and a large garden at the rear with access to a path leading into the forest. This property is situated in a small, quiet hamlet, approximately 3 minutes by car from Saint-Mathieu, a town offering all daily amenities, and approximately 49 km from Limoges (Haute-Vienne), 49 km from Angoulême (Charente), and approximately 69 km from Périgueux (Dordogne) "all 3 with international airports" .

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.



DESCRIPTION

Ground Floor:

- Entrance with access to the rear of the house, cellar, and staircase. Kitchen with fireplace, living/dining room (which could be used as a bedroom) with a door leading to the front garden.

Shower room, separate WC. Two bedrooms.

First Floor:

Rooms ideally suited for conversion into bedrooms. Existing bedroom.

Insulation: The house is not insulated.

Connected to mains drainage.

Outbuildings:

- Adjoining barn with an upper floor that could also be converted. A garage for a car is located to the side. Small, independent stone outbuilding.

- Large open space with stone walls (former barn without a roof) suitable for a private area, animals, garden, parking, etc.

The beautiful medieval town of Rochecouart is 20 km away.

The Grands Lacs des Charente, with beaches, restaurants, boat rentals, fishing, and a children's park, are 11 minutes away.

The lovely Saint-Mathieu lake, with its beach and restaurant at 6 minutes

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

LOCAL TAXES

Taxe habitation: EUR

NOTES