

Farmstead comprising of a main family house, cottage to renovate, and two useful barns



INFORMATION

Town:	Cognac-la-Forêt
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	119 m ²
Plot Size:	1364 m ²

IN BRIEF

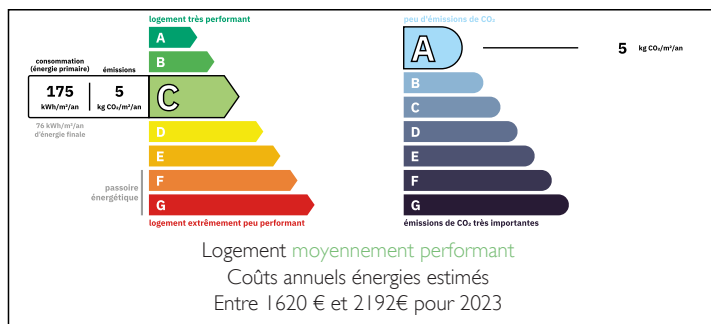
Farmhouse with a large enclosed courtyard, located in a quiet hamlet, close to the local town and all amenities. 5 minutes from Saint-Victumien, 15 minutes from Saint-Junien and 25 minutes from Limoges.

The main house (119 m²) rated C for energy performance, is equipped with a recently installed heat pump and hot water system. It comprises three bedrooms and two shower rooms and is attached to one of the barns. There is also a lovely mature garden to the rear of the house.

The property includes a second cottage to renovate, as well as an adjoining barn, offering plenty of potential for further development.

The whole property sits on a 1,364 m² plot, which includes a well.

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

Main house roughly 119m² with:

On ground floor:

Kitchen - 23m²

Living room/dining room - 22.5m²

Shower room and toilet - 5.8m²

Entrance hall - 6m²

Plus boiler room, utility, cupboards etc...

On the first floor :

Bedroom 1 - 13.5m²

Bedroom 2 - 12.6m²

Bedrooms 3 - 13m²

Shower room - 5.45m²

Dressing room - 3.9m²

Plus cupboards and attic room

1st house to renovate is around has an inside footprint of around 65m², the same on the first floor. There is electricity and water to the property.

The two bars are roughly 230m² and 200m².

Septic tank: Main house is functioning but not conforming to SPANC regulations and cottage to renovate would need a new installation.

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

NOTES