

Series of 3 large detached farm buildings to renovate app. 280m2 set in 9720m2 land, more land available.....



## INFORMATION

<b>Town:</b>	<b>Availles-Limouzine</b>
<b>Department:</b>	<b>Vienne</b>
<b>Bed:</b>	<b>0</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>280 m2</b>
<b>Plot Size:</b>	<b>9720 m2</b>



## IN BRIEF

Set in beautiful green rural countryside with open fields beyond, there is a series of three old farm buildings and two water wells on 9,720 m<sup>2</sup>\*. More land is available should you wish to expand.

The first building comprises an open courtyard, an old storage house with a hayloft above and an old pigsty. Planning permission has already been obtained for the pigsty's conversion into living accommodation. There is also a large detached garage and an old detached house in poor condition that is in need of repair.

The three buildings are set in vast grounds, but there is the possibility to purchase additional land.

The property is situated in a small rural hamlet just a short drive from Availles Limouzine.

## 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

This is a superb opportunity to purchase this trio of old farm buildings, one of which has already been granted planning permission.

It is the perfect opportunity for anyone looking to go off-grid, as there is an opportunity to independently mount solar panels on the south-facing roof. Alternatively, there is a transformer for electricity nearby. There is also a mains water connection nearby.

The buildings are in need of renovation, but would make fabulous home/s or a great business opportunity.

Building in 3 parts:-

an open courtyard - 9 x 9.40m

a former storage shed with an attic above - 9 x 8m

a pigsty/storage - 9 x 14m

a detached garage - 9 x 4.5m approx

an old detached house in need of renovation (no measurements available)

2 water wells

land

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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