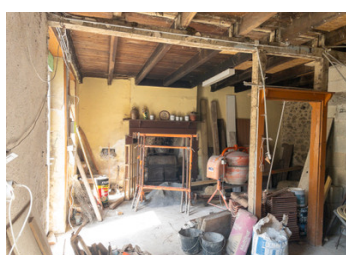
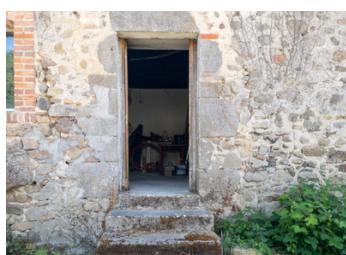


Two stone houses back to back to be renovated, well advanced with lots of potential in a quiet hamlet setting.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	2
Bath:	0
Floor:	140 m2
Plot Size:	1571 m2

IN BRIEF

Two small stone houses in need of the renovation work finishing, they are set back to back with through access. A new staircase, an existing 2nd staircase, the structure has been consolidated, and has a renewed roof with lining, double glazed windows, 3 electric shutters an open fireplace and chimney. There are two rooms on ground floor, 34 m² and 42 m² with the same floor area on the upper floor. A traditional basement accessed through a floor trap, there is an attractive outbuilding of 26 m² with 4m roof height. One outbuilding is in need of demolishing it could be repurposed as a walled garden, garage or other. Give your imagination full reign on this low priced hamlet property. Set in 1571m² of land.

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

On the borders of the Charente, Dordogne in Haute-Vienne, close to the village of Saint Mathieu with bars, restaurants, newsagents, supermarket, bank, bakery and magnificent lake for swimming, fishing, dog walking. The quiet hamlet is in a forest area with plenty of trails for walking and running. Ideal opportunity for someone with building skills in the family, and friendly help.

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

LOCAL TAXES

Taxe foncière: 164 EUR

NOTES