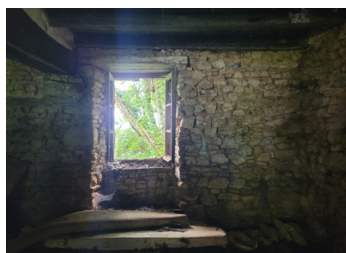


Renovation property in a peaceful hamlet in the commune of Saint-Junien

EXCLUSIVE



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Saint-Junien |
| Department: | Haute-Vienne |
| Bed:        | 0            |
| Bath:       | 0            |
| Floor:      | 70 m2        |
| Plot Size:  | 87 m2        |

## IN BRIEF

Stone property requiring complete renovation, offering an interesting project in a quiet rural setting within the commune of Saint-Junien.

## 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

Situated in a peaceful hamlet in the commune of Saint-Junien, this traditional stone property requires complete renovation and would suit buyers looking for a substantial restoration project.

The property is arranged over two levels and retains a number of original features, including exposed stone walls, timber beams, an old fireplace and a wooden staircase. The interior is currently in an unrestored condition and significant works will be required throughout.

Once renovated, the property has the potential to provide comfortable living accommodation over two floors while retaining much of the character of the original building. The existing layout and structure offer scope to create a main residence, holiday home or rental property, subject to the necessary planning permissions and professional advice.

The property is surrounded by mature trees and vegetation and is situated in a quiet rural setting while remaining within the commune of Saint-Junien, with its shops, services and amenities.

Limoges Airport is approximately 30 minutes away, making the property accessible for both permanent residents and those looking for a property that can be reached easily from the UK and other European destinations.

This is a complete renovation project, and buyers should expect works to the roof, structure, interior, services and general condition of the building. Once completed, it could provide a good-sized character property in a peaceful location close to Saint-Junien.

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

## NOTES