

Hamlet stone 3 room house with a newly roofed large barn ripe for conversion, in a quiet forest location.

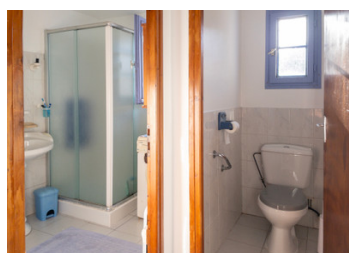


INFORMATION

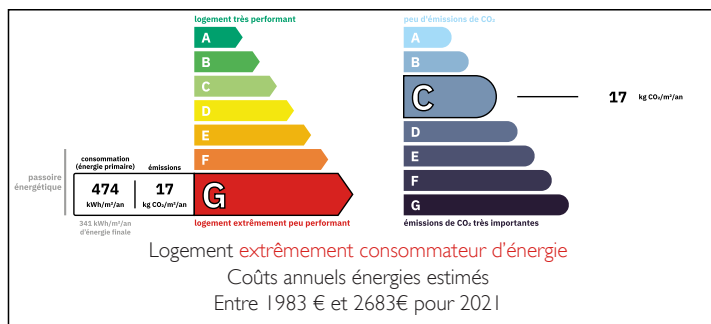
Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	76 m2
Plot Size:	796 m2

IN BRIEF

3 large rooms habitable in this stone house in a quiet hamlet with no through traffic, beautiful forest walks on your doorstep. Includes a magnificent barn of 120m², with a newly renovated roof, ideal for conversion into a home. A large clean grenier, 2 basements, a working well and an old bread oven as additional features.



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

The property comprises a kitchen of 34m² with a new wood burning stove, double glazed window, high exposed roof beams, a staircase leading to the grenier of 76m², a living room of 18m² and bedroom of 17m², shower room and w.c of 7.6m². On either side of the entrance, a few steps down to the basements of 20m² and 15m². Opposite the house is a large barn in exceptionally good condition with a recent new roof of 120m² and height of 8.2m. A small barn of 10m² housed an old bread oven. On land of 796m².

A very quiet hamlet with no through traffic, forest walks leading down to the river Tardoire, part of the nature park of Perigord-Limousin.

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

LOCAL TAXES

Taxe foncière: 278 EUR

NOTES