

Real estate set to renovate: a building of 3 apartments, an old house, a barn and a garden



## INFORMATION

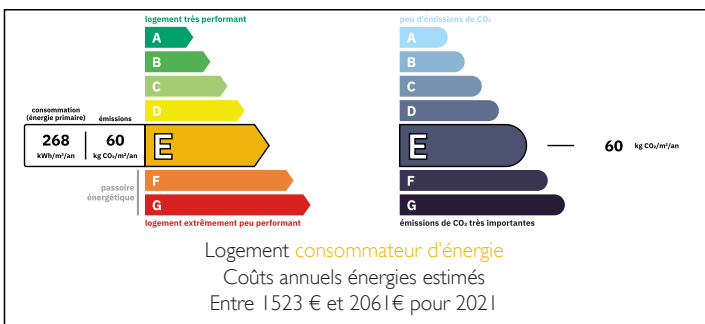
|             |              |
|-------------|--------------|
| Town:       | Videix       |
| Department: | Haute-Vienne |
| Bed:        | 7            |
| Bath:       | 3            |
| Floor:      | 290 m2       |
| Plot Size:  | 900 m2       |



## IN BRIEF

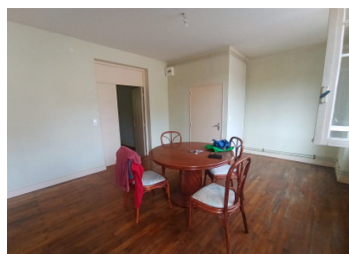
In the heart of a hamlet, very close to Videix beach, this real estate set to be renovated, is made up of a building of 3 apartments, an old house, a barn and a garden. Everything may be suitable for a large family, but could also become a shared habitat or be converted to tourism housing.

## 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.



## LOCAL TAXES

**Taxe foncière: 780 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The building dating from the 70s and housing 3 dwellings was the village coffee for several years. It consists on the ground floor of an apartment of 147 m<sup>2</sup> with a living room of 45 m<sup>2</sup> (old reception room) overlooking a pleasant garden, with a room of 18.4 m<sup>2</sup>, of a kitchen 11 m<sup>2</sup> and 3 bedrooms of 19.4, 11.7 and 11.9 m<sup>2</sup>.

Upstairs of this building, with an independent entrance, there are 2 almost symmetrical dwellings of 70 and 74 m<sup>2</sup>, each consisting of a living room 14.8 and 15.9 m<sup>2</sup>, two bedrooms (11.4 , 12.4, 12.6 and 13.6 m<sup>2</sup>), a bathroom (3.9 and 4.1 m<sup>2</sup>), a WC (1 & 1.3 m<sup>2</sup>), a cellar ( 5.9 and 6.4 m<sup>2</sup>). One of the apartments overlooks the street, the other on the garden at the back. The 3 apartments have separate individual meters and fuel oil tanks.

This building is supplemented by an old house of around 128 m<sup>2</sup> to be renovated entirely and a barn of 150 m<sup>2</sup> whose roof has been completely very recently.

This property has many possibilities: family home, multi -generational housing, investment for year -round or tourism rental.

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