

Cottage for full renovation, situated in a little hamlet with a small garden and a separate plot..



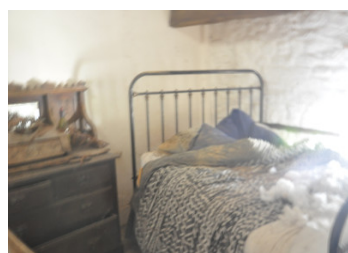
## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Laurière     |
| Department: | Haute-Vienne |
| Bed:        | 3            |
| Bath:       | 1            |
| Floor:      | 90 m2        |
| Plot Size:  | 800 m2       |

## IN BRIEF

Cheap little cottage for full renovation, situated on a very quiet lane in a small hamlet. Approx 10 minutes drive to basic amenities and only 45 mins drive to Limoges.

Situated in the stunning area of Haute Vienne , this very inexpensive cottage to fully renovate, there is an attached garage and a separate plot of land behind the property.

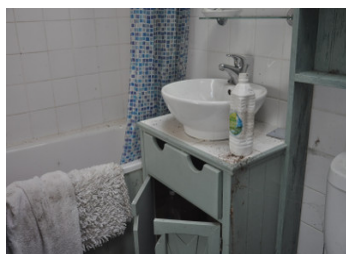


## ENERGY - DPE

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

Charming little cottage situated in a quiet rural hamlet. A very affordable price tag, this is full renovation project. This property once a loved little cottage needs life breathing back into it. This would suit someone on a very tight budget and with some building knowledge.

The front door is access to the lounge, kitchen/dining room with access to the garage.

Stairs leading up to first floor and 3 bedrooms and a bathroom. On the first floor there is access to the small garden but difficult to enter or take up to date photo's as it is overgrown with brambles.

There is a small plot of land across the rear lae again very overgrown and difficult to access as it is very overgrown.

There is electricity and water connected to the property. Please do not hesitate to contact me for a visit .

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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 foncière:** 800 EUR

**Taxe habitation:** EUR

## NOTES