

Hamlet property of two houses, large barn, outbuildings and land



INFORMATION

Town:	Azat-le-Ris
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	153 m2
Plot Size:	4684 m2



IN BRIEF

A fabulous opportunity tucked away in a peaceful hamlet near Azat-le-Ris. This property offers a two-bedroom house, which is habitable, but is in need of some updating, alongside an attached second house awaiting full renovation—ideal for creating additional living space, a guest home, or a rental opportunity.

The grounds also includes a very large barn, a garage, and a generous garden, all brimming with potential for further development or lifestyle use. Whether you're looking for a renovation project, an investment, or a countryside retreat, this property presents a rare and exciting opportunity. Some work is required to the back part of the roof.

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

From the road enter the property via metal double gates

House on the right hand side is habitable but needs some attention and comprises of

Ground Floor

Kitchen area of 3.4m x 4.8m and open plan into a living / dining area 4.1m x 4.8m - door to rear leads to a WC / shower room of 1.8m x 1.4m and a boiler room housing the hot water tank

Stairs from the living area up to the first floor

Bedroom 1 3.4m x 4.2m

Bedroom 2 5m x 2.5m

Double glazing

No Heating installed

The house attached is to be completely renovated but has water and electric connected.

It comprises of approx 5 rooms

3.5m x 4m

6.2m x 6.3m

3.8m x 3m

3.6m x 2.3m

6.3m x 2.5m

The garden is extensive (Approx 4600m²) with a wooded area. A large barn (184m²) with a new roof is in the main garden area as well as a garage and several other small outbuildings.

The towns of Le Dorat are 16km - 16 minutes and Montmorillon 19km or 19 minutes drive - here you will find supermarkets, bar restaurants, banks etc

The airports at Limoges and Poitiers are approx one hour away

LOCAL TAXES

Taxe habitation: EUR

NOTES