

Renovation project. Stone built property with an attached garden located in the heart of a rural hamlet.



## INFORMATION

Town:	Saint-Bonnet-de-Bellac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	75 m2
Plot Size:	524 m2



## IN BRIEF

This lovely stone house needs a total renovation but the potential is obvious. It consists of a kitchen, lounge, bathroom and 3 bedrooms. Electricity, mains water, mains drainage and fibre optic internet are already in place. Nestled in a quiet hamlet, only 12 km from the town of Bellac which offers all the amenities and services and the added advantage of a train station linking you with Limoges and Poitiers. Only 49 km from the historic city of Limoges and its airport.

## 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

Rich with potential. A fantastic little renovation project in the heart of rural France. Would make an ideal low maintenance holiday home or permanent residence.

The layout is as follows.

Entrance (3 m<sup>2</sup>)

Bathroom (3 m<sup>2</sup>) with separate toilet.

Bedroom 1 (10 m<sup>2</sup>)

Bedroom 2 (13 m<sup>2</sup>)

Bedroom 3 (10 m<sup>2</sup>)

Kitchen (13 m<sup>2</sup>)

Living room (11 m<sup>2</sup>)

The adjoining barn 43 m<sup>2</sup> and the adjoining little outbuilding 33 m<sup>2</sup> offer great potential to create further living space if required. It is also possible to convert the attic space adding a further 75 m<sup>2</sup>. You will appreciate the calm and the beauty of the surrounding countryside. With a little investment this property could be an ideal lock up and leave holiday home, permanent residence or investment for renting out.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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