

Charming Stone House for Renovation in Quiet Hamlet

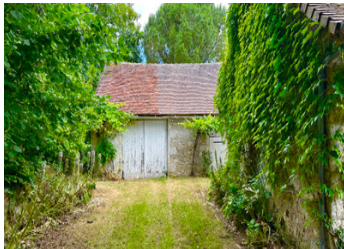


INFORMATION

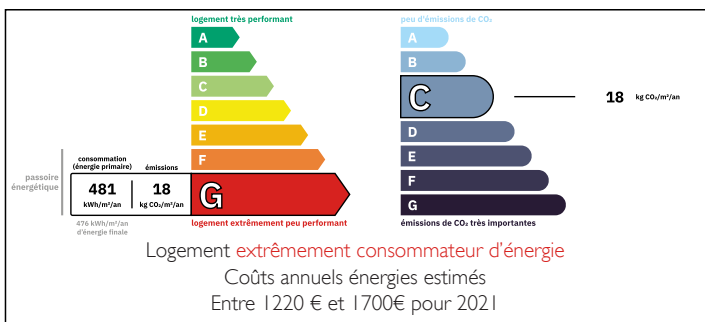
Town:	Journet
Department:	Vienne
Bed:	3
Bath:	1
Floor:	81 m2
Plot Size:	6670 m2

IN BRIEF

Stone property full of character at the edge of a hamlet near Journet, with barn, covered terrace, and lovely views. Renovation needed but great potential.



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: 355 EUR

NOTES

DESCRIPTION

Come and discover this characterful stone house located at the end of a peaceful hamlet, near the commune of Journet.

On the ground floor, the house comprises a living room with fireplace, a separate kitchen, and a bedroom with a washbasin corner. Another bedroom and a shower room with WC complete this level. A further bedroom is located upstairs on a mezzanine level.

Above the main living space is an attic that could be converted into additional rooms, subject to the necessary permissions.

Outside, the property offers a barn/garage, a covered terrace, and lovely countryside views. The land is divided into two parts — one surrounds the house, while the other lies across a small road and includes further outbuildings. The total land size is over 6500m².

Local amenities are close at hand: the village of La Trimouille is just 6km away and offers a bar/restaurant, doctor, cinema, primary school, and small shops. The larger town of Montmorillon is only 9.5km away and has supermarkets, a hospital, and secondary schools.

If you're looking for a renovation project with charm and potential, get in touch to book a viewing!

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