

A renovation project. Little house (80m2). Has a new roof & new floors. 112m2 of garden.

EXCLUSIVE



INFORMATION

Town:	Champsac
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	80 m2
Plot Size:	112 m2

IN BRIEF

This terraced property is located in a small hamlet 10 minutes from Chalus. A renovation project. It has a new roof, new floors, electric & water on site. A little front garden - easy lock up & leave 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

Located in a hamlet the property is a terraced house. A door on the roadside but the main access is in the back through a small garden/patio area. The door enters into one room on the ground floor (42m²) A large open fire place & new floor. Stairs, needing replacement lead to the first floor (42m²) an empty room. There is also an attic space. A new roof has been put on the property and both the ground floor & first floor are also new.

Electric & water are on site.

Drainage is to a communal septic tank. A trench will need to be dug to connect to the drainage system. There will be a one off connection charge to the Mairie.



LOCAL TAXES

Taxe foncière:	107 EUR
Taxe habitation:	EUR

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

NOTES