LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40597JBR87 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

**Detached spacious 5 bedroom property with adjoining barn and sunny garden.**

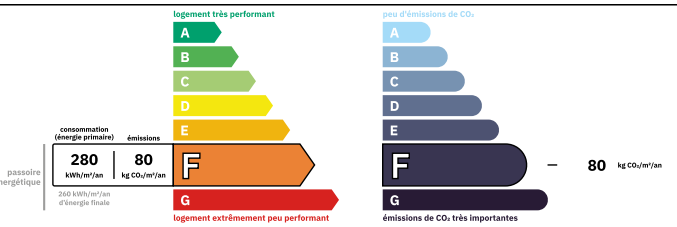
## INFORMATION

| | |
|---|---|
| Town: | Val-d'Oire-et-Gartempe |
| Department: | Haute-Vienne |
| Bed: | 5 |
| Bath: | 1 |
| Floor: | 197 m2 |
| Plot Size: | 1237 m2 |

## IN BRIEF

A wonderful opportunity to acquire a charming family home full of character, ready to be brought up to date. Great potential for this delightful property, in need of some updating, comprising on the ground floor, entrance hall, kitchen, living room, WC, boiler room, utility room, dining room and bedroom. Upstairs 4 bedrooms, attic room and bathroom. Set in the heart of a tranquil hamlet surrounded by quiet gently rolling countryside yet only a short drive (5 km) to a small village providing full local facilities (village shop bar/restaurants bakery butchers etc). The market town of Bellac (22 km) offers an extensive range of shops and services, several restaurants and bars and also benefits from rail services to Limoges and Poitiers. Limoges airport is a stress free 45 minute drive away (57 km) offering daily flights to several...

## ENERGY - DPE

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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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **1040 EUR** |
| **Taxe habitation:** | **EUR** |

## NOTES

## DESCRIPTION

This charming stone house, offering spacious and flexible living space, requires some work but would be ideal as a family home or holiday residence.
The layout is as follows.
Ground floor.
Entrance hall which runs the whole width of the property providing access to :
Kitchen (21 m²)
Living room (25 m²)
Dining room (21 m²)
Bedroom (25 m²)
Utility room (8 m²) (Door opening to the downstairs of the adjoining barn)
Boiler room ( 9 m²) Access to the adjoining barn.
Downstairs toilet.
First floor.
From the hallway 2 staircases provide access to the first floor where you will find 4 bedrooms ( 12 m² 12 m² 12 m²) and a further bedroom (26 m²) currently used as an office with a door opening to another room (28 m²) which in turn opens to the upstairs floor of the adjoining barn thus providing the possibility of extending the living space.
Some windows have been replaced and all the shutters have been replaced.
Good volumes, high ceilings and cachet offering many possibilities for development at a very attractive price.

The adjoining 118 m² barn offers various possibilities, such as expanding the existing living space or creating a separate rental unit. A garage and an adjoining garden completes the ensemble.

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