

## Village property to renovate



EXCLUSIVE

## INFORMATION

Town:	Saint-Léomer
Department:	Vienne
Bed:	0
Bath:	0
Floor:	0 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Village house to renovate with attic potential, located in the centre of Saint Léomer, just 10 minutes from Montmorillon. Ideal for a rental or investment project.



## 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

Ideal for an investment or rental project, this village house of approximately 76 m<sup>2</sup> is set over three levels and offers excellent renovation potential. Located in the heart of the charming village of Saint Léomer, the property is just 10 minutes from Montmorillon, with easy access to shops and local amenities.

The ground floor comprises an entrance hall and two rooms, while the first floor offers two additional rooms. Above, a convertible attic provides further potential for added living space, subject to renovation and permissions. Outside, the property benefits from a small private courtyard.

This is a great opportunity for buyers looking to renovate and add value in a peaceful yet well-connected location.

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

## NOTES