

Small converted 1 bedroom farmhouse in need of further renovation. Barn 44m and further convertible space.



## INFORMATION

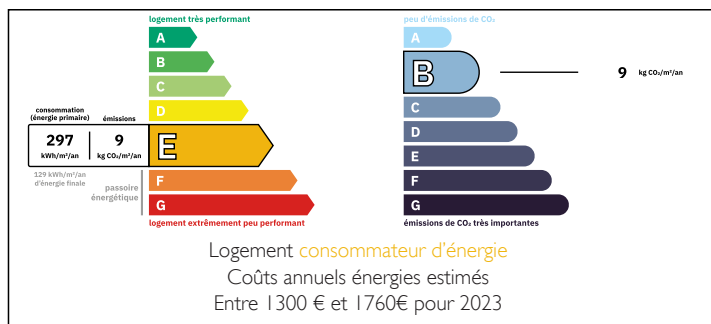
|             |              |
|-------------|--------------|
| Town:       | Cromac       |
| Department: | Haute-Vienne |
| Bed:        | 1            |
| Bath:       | 1            |
| Floor:      | 55 m2        |
| Plot Size:  | 3375 m2      |

## IN BRIEF

A small partially converted 1 bedroom farmhouse located in a hamlet close to the village of Cromac.



## 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.



## DESCRIPTION

The property has undergone some renovation to the main house to include; double glazed windows and the french doors from the living space to the garden benefits from an electric shutter. New electrics in the main house with a new consumer unit. The Installation of the kitchen is required but plumbing and electrics are installed. Off the inner lobby is a shower room with hand wash basin, toilet and storage area. The bedroom overlooks the rear garden. There is 3375m<sup>2</sup> of land adjoining the house and garden area a barn of 44m<sup>2</sup> and a further 33m<sup>2</sup> of convertible space that has a separate entrance/access from the rear of the property.

Entrance lobby 2.45m x 2.2m

living room 5.3m x 3.6m

kitchen Space 2.75m x 2.32m

Bedroom 3.6m x 2.95m

Inner lobby 3.42m x 1.95m

Bathroom 2.9m x 2.08m

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

## LOCAL TAXES

**Taxe foncière: 380 EUR**

**Taxe habitation: EUR**

## NOTES