

Village house, 100 m2, partially renovated with its attached barn and 450 m2 garden.



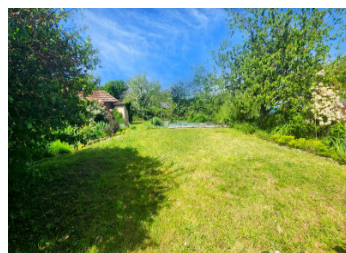
## INFORMATION

Town:	Val d'Issoire
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	450 m2

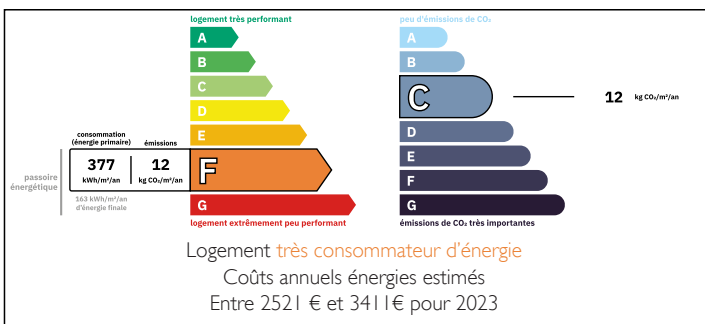


## IN BRIEF

Renovation project with great potential. This village house has its ground level already beautifully redone and is move in ready.

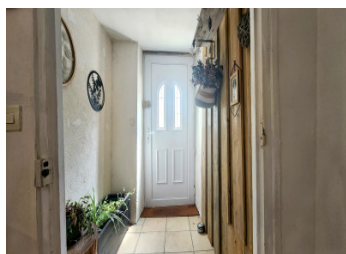


## ENERGY - DPE



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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.



## DESCRIPTION

This is an excellent opportunity to own a village house offering a renovation project with great potential. The downstairs has been remodeled completely but the upstairs needs renovation.

Downstairs the entrance opens up to a large living area of 38 m<sup>2</sup> that includes a living room and a kitchen. The hallway gives access to a separate toilet, a laundry room, a bathroom and a large 17.5 m<sup>2</sup> bedroom.

A staircase brings you to a landing area that gives access to 2 bedrooms of 9 and 12 m<sup>2</sup> respectively as well as a 9 m<sup>2</sup> bureau that can easily be turned into a bathroom. Renovations on those rooms has been started but not finished. There is also an attic. The bigger bedroom has a fire place operational but not in use at this time.

Downstairs at the end of the hallway you can access the 450m<sup>2</sup> outside garden with its own well. There are also a 15 m<sup>2</sup> attached barn and a small shed.

Windows downstairs are double sided. Electric heaters are cast iron and of superior quality. The water heater is 100 liters. The house has main drain.

The house is located in the center of Mezières-sur-Issoire village with its café/épicerie and there is also a bakery. You are 12 minutes away from the town of Bellac which offers all the necessary amenities. And also 40 minutes away from the Limoges airport.

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Information about risks to which this property is exposed is available on the Géorisques website :...

## LOCAL TAXES

Taxe foncière: **383 EUR**

Taxe habitation: **EUR**

## NOTES