

Hamlet farmhouse with outbuildings, a well and over 3 hectares of land.

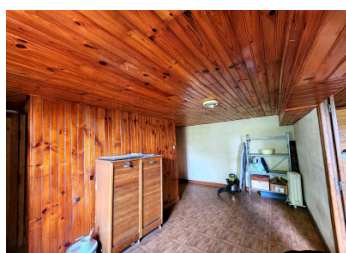
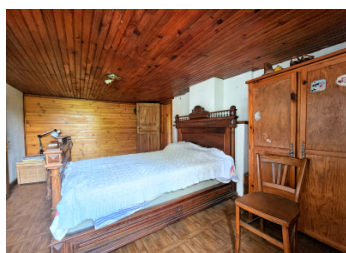


INFORMATION

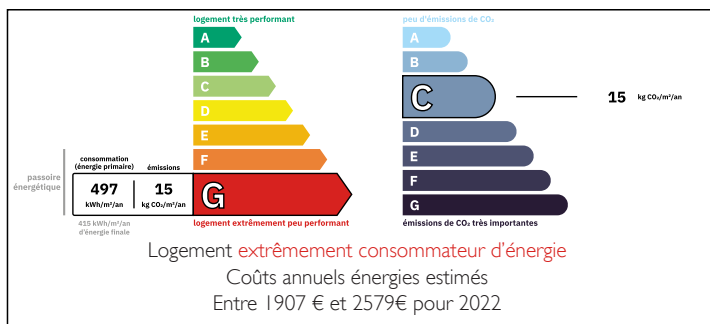
Town:	Montrol-Sénard
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	38000 m2

IN BRIEF

Farmhouse complex located in a quiet hamlet, offering a beautiful potential for a renovation project. The 78 m2 main house also includes a barn, workshop, outbuildings, a well and a adjoining garden of 7000 m2 with its fruit trees. Non-adjointing land of more than 3 hectares has its own source.

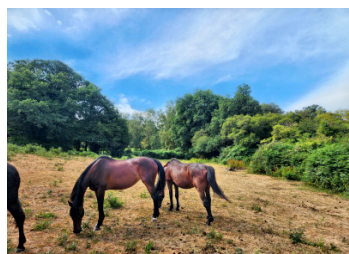


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 522 EUR

NOTES

DESCRIPTION

Built in 1865, the main house of 78 m² is composed on the ground floor of a separate tiled kitchen of 16 m² with its wood insert, a bathroom with shower of 3.5 m², a tiled living room of 19 m² with its wood insert and a separate toilets. A wooden staircase in the entrance serves 2 bedrooms of 20 and 18 m² respectively.

Outside, a fenced garden with fruity trees and its well of 7000 m² surrounds the house. The outbuildings consist of a 140 m² barn, a workshop and several dependencies.

200 meters away are the 3 hectares of land with its own water source, ideal for animals.

The property is 8 minutes away from the beautiful village of Montrol-Sénard and 15 minutes away from the town of Bellac with its train station, its hospital and all the shops and amenities. Also only 30 minutes from Limoges airport.

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