

Ref: A27828ATM87

Price: 49 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (43 000 EUR without fees)

House to renovate with barns and large attached garden









INFORMATION

Town: Saint-Hilaire-la-Treille

Department: Haute-Vienne

Bed: 2

Bath:

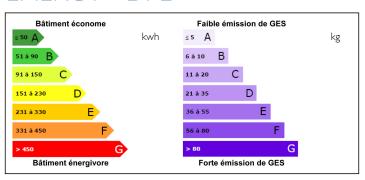
Floor: 90 m2

Plot Size: 2380 m2

IN BRIEF

Nestled in the heart of the picturesque countryside, this charming home awaits your vision. Boasting ample attached barns for storage and a sprawling garden yearning for revival, this property offers endless possibilities for a fantastic renovation project. This charming property is located in a peaceful countryside setting, just a short walk from the local pub/café. The larger town of St Sulpice-Les-Feuilles is a 10-minute drive away and offers a range of amenities including a supermarket, restaurants, shops, cafés, a bank, a doctor and schools. For those seeking international travel options, La Souterraine is a 20-minute drive away and offers trains to Paris and beyond. Limoges is under 50 minutes away by car.

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.





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NOTES

DESCRIPTION

Welcome to your next renovation project nestled in the charming Haute Vienne countryside. This stone built home boasts attached barns perfect for all of your storage needs and a large attached garden area just waiting for your green thumb to bring it back to life. The good roofs ensure that you can focus on the interior renovations without worrying about leaks or repairs.

There is potential for 90 meters of habitable space in the house but you need to insulate, install floor boards, electrical and plumbing to achieve this.

Ground floor:

Open plan room with stone fireplace to renovate - 28m2

Kitchen area – 6m2

First floor - Open plan area to divide as you wish. There are floor joists here but no floor— 34m2

Attic -Possible to develop with good head clearance from the feature beams – 28m2

Barns - 69m2 and 28m2 respectively with over 6 meters height

Bonus - A hidden treasure awaits in the form of an arched wine cellar, inviting you to build your own collection.

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Seize the opportunity to restore this diamond...