

UNDER OFFER - Authentic 4-bedroom farmhouse with barns, workshop and a field, in a quiet hamlet.



INFORMATION

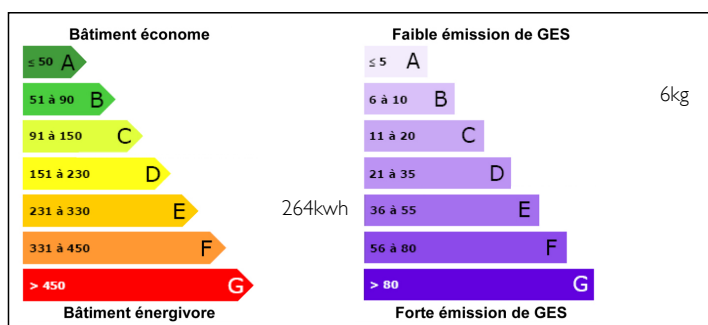
Town:	Saint-Martin-le-Mault
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	111 m2
Plot Size:	4398 m2

IN BRIEF

A fantastic opportunity to acquire a stone-built house with great potential for development. The entire roof was replaced 9 years ago and is in perfect condition. Situated between the Brenne National Park and the Haute-Vienne, only 80 km from Limoges International Airport, 32 km from La Souterraine (TGV connections) and 81 km from Poitiers with an airport and railway station (TGV)



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 front door opens into a hallway (6.25m²). To the right is the kitchen (11.5m²), a WC, a store room of 2m², the bathroom (4m²) and the staircase. To the left is a comfortable lounge/diner (32m²).

Upstairs on the landing (9m²) are a small office space, a WC and 4 bedrooms (14.5m², 14.6m², 7m² and 12m²).

Next to the house are the outbuildings with a storage space (26m²), a workshop (29m²), a barn (40m²) and another barn (90m²).

Both barns have big wooden doors that allow you to use the space as a garage.

This property includes a nice garden in front and to the back of the house. On the other side of the little road is a field.

LOCAL TAXES

Taxe foncière: 286 EUR

Taxe habitation: 119 EUR

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

NOTES