

## Village house to renovate



## INFORMATION

Town:	Luchapt
Department:	Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	664 m2

## IN BRIEF

Small village house with two rooms, an attic, small barn and garage: to renovate. Renovation to include the roof, electricity, plumbing and septic tank. Potential to use existing house to expand into the attached garden.

## 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 hamlet is close to Luchapt which has a weekly farmers' market and only about ten minutes from L'Isle Jourdain, a thriving market town on the River Vienne. The town has a good selection of shops, bars, restaurants and a supermarket. There is a municipal swimming pool and tennis courts.

In this part of the Vienne there are many marked footpaths which are popular with ramblers and the town is a good base for water based activities including fishing and canoing. For the brave at heart one can even try bungee-jumping off the old railway viaduct.

The area is easily accessed via the international airports at Limoges and Poitiers (Ryanair and Flybe) or by TGV from London to Poitiers.

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

## NOTES