

A superb opportunity to acquire a large 2 bedroom family home in a small hamlet complete with Gite - to update



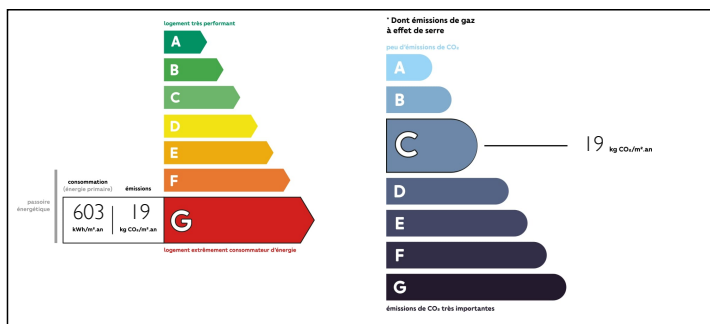
INFORMATION

Town:	Azat-le-Ris
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	133 m2
Plot Size:	1173 m2

IN BRIEF

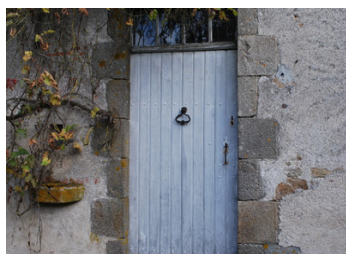
Boasting large rooms and the possibility to have more in the attic space this house is suitable to be a home or indeed a business opportunity - bed and breakfast plus a 1- or 2-bedroom gite - all for updating / modernisation

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

Enter the front door into a large hallway - 11m x 2m

Door to living room with wood burner / fireplace
6.3m x 4.7m - french doors to garden

Door to Office / Library or bedroom 3.7m x 4.7m

Door from hallway to Dining room 4.9m x 5m

Door to bedroom 1 4.9m x 5m

Door from dining room to kitchen 3.5m x 4.6m with
a large open fireplace

Door to bathroom 2.7m x 1.9m

Separate gite - roof needs repair

4.6m x 3.2m kitchen / dining room / living room

Bathroom 1.22m x 2.5m

Bedroom 3.3m x 6m

Another separate door to another bedroom (2)

Garden - trees and shrubs to 3 sides of the building

A barn included - not attached (roof needs repair)

The house is in need of complete modernisation -
new kitchen, bathroom, decoration etc

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

NOTES