

Building with potential



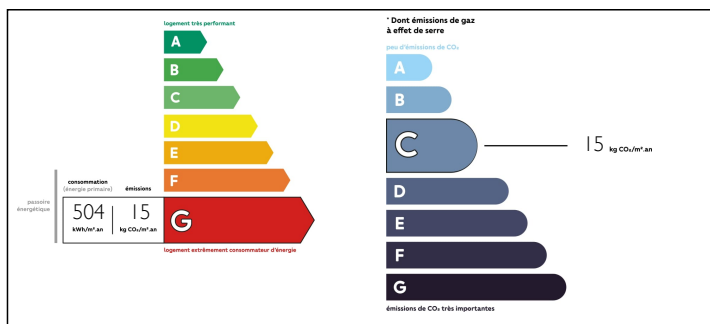
INFORMATION

Town:	Mailhac-sur-Benaize
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	7243 m2

IN BRIEF

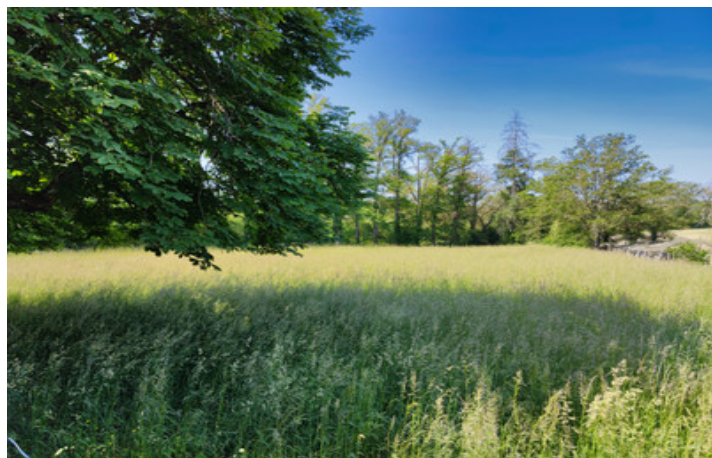
Chance to create your own slice of paradise with a large attached garden behind it. This is a quirky building that needs definition and purpose. For the brave, you could move into this and have a working property while you develop the rest of the house space. Located just down the road from Saint-Sulpice-les-Feuilles which has supermarket, cafes and schools and bank. Only 7 minutes to the A20 motorway, 15 minutes to La Souterraine with train connections to Paris and 40 minutes to Limoges.

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: 250 EUR

NOTES

DESCRIPTION

This is going to need someone with creativity and imagination to unlock the full potential of the property as you are working with four divided sections of buildings on the ground floor and a convertible attic running across the top.

Forge room – left end of building

This is currently used as gardening and tools storage area but has a nice feature which is the old open fireplace in the corner of the room.

House One – next to the Forge

The main entertaining room has feature flag stone floors and a large stone fireplace with a fireplace to keep the chill off. The second room has been used as the bedroom with views over the garden to the rear and access into the attic.

House Two – centre of building

Tomette tiles feature in both rooms of this house. The front room has been used for dining and also has a small kitchen setup. The rear room has a door which takes you through to the large back garden.

Utility Room – Next to house Two

This space currently is used as the laundry and a bathroom has also been created here. The building is reported as being connected to the mains drainage which will be inspected as part of the sale.

Barn room

Entering this area you can see the roofs appear to be in fairly good condition and there is attic access back across the top of the Utility, House Two and House One. This would make an upstairs conversion fairly...