

UNDER OFFER - Old house to renovate in nice location, potential for 146m2 habitable, 1.6ha of land

EXCLUSIVE



## INFORMATION

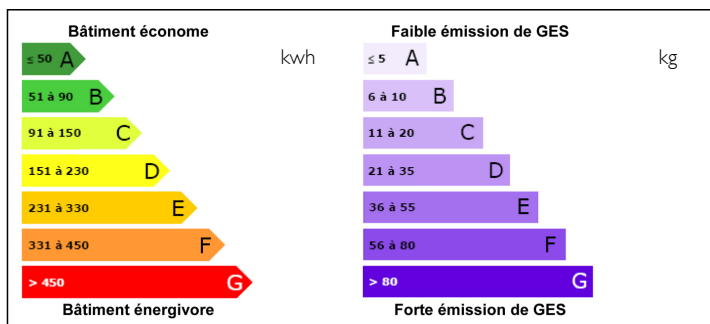
Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	2
Bath:	0
Floor:	146 m2
Plot Size:	16517 m2

## IN BRIEF

UNDER OFFER - This detached old house now serving as a barn is ready to be renovated into a lovely home of 146m2 all on the ground floor. It has all the openings in place for windows, doors and bay windows. Water and electricity are not too far away at the neighboring property. Being perched on a hill allows for a nice open view over its 1.65ha of land. A small stream is flowing across the land on the bottom of the parcel. There is a fence around the property.



## 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 property currently consists of 3 rooms, one of 66.6m<sup>2</sup> at the back, and two of 60.8 and 18.9m<sup>2</sup> at the front. The front and the back are separated by a stone wall with access points to each of the front rooms.

This property places you within 5 minutes of either Cussac or Oradour-sur-Vayres where you can find all essential amenities such as large grocery store, pharmacy, restaurants, doctors, DIY shops etc. Chalus is 12 minutes away and has a weekly market with local produce. The historic town center is well preserved and includes the ruins of two medieval castles and the starting point of the 13km Voie Verte. For all other needs, Saint-Junien with larger supermarkets and DIY shops is a 28 minute drive away.

Limoges airport which has regular flights to Paris, Lyon, Stansted London, East Midlands, Manchester, Bristol, Southampton, Leeds and Morocco is a 29 minutes' drive.

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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