

A 1 bed, a 2 bed and a 3 bedroom unit, all within one building. Sold separately or as one. Small terrace.



## INFORMATION

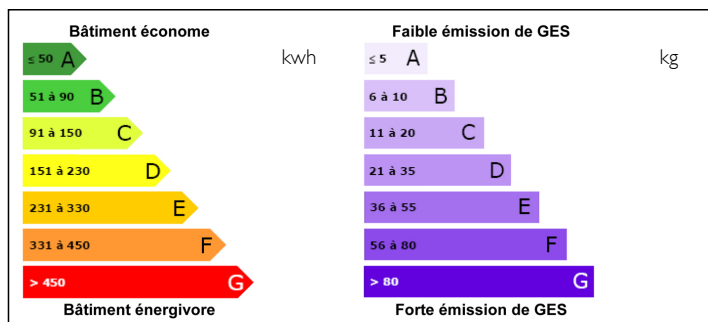
Town:	Saint-Moreil
Department:	Creuse
Bed:	7
Bath:	3
Floor:	262 m2
Plot Size:	0 m2

## IN BRIEF

This is a work in progress opportunity. With three separate units or one large one on the same site, less than an hour from Limoges.

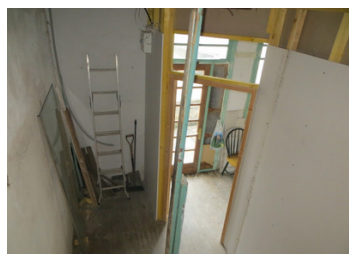


## ENERGY - DPE



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.



## DESCRIPTION

The current owners have started to install electricity and plumbing as well as partition walls to divide this building into a number of different options.

The one bedroom part of the house is currently an open-plan kitchen/living space on the ground floor (17m<sup>2</sup>) and two rooms on the first floor which will be a bedroom and bathroom, potentially with an en suite.

The main part of this building has a 'footprint' of 77m<sup>2</sup> (8.7 x 8.8) and can be divided as you wish. The first floor has the same 'footprint' and is currently laid out for 3 en suite bedrooms.

The third part of the property is on three levels with an entrance door and garage on the ground floor. The first floor (54m<sup>2</sup>) is planned to be an open-plan kitchen/dining/lounge space. The second floor is laid out for three bedrooms and two bathrooms. This is a great opportunity for someone with imagination to develop the building further and realise their dreams.

The market towns of Eymoutiers, Bujaleuf and St Leonard de Noblat are all within 15km and Limoges with its international airport offering daily flights to the UK is less than an hour away (42km).

## LOCAL TAXES

**Taxe foncière: 490 EUR**

## NOTES

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