

**UNDER OFFER-** A unique stone house with barn, 2nd house to renovate and 3.8 HA of land bordering the Aixe river

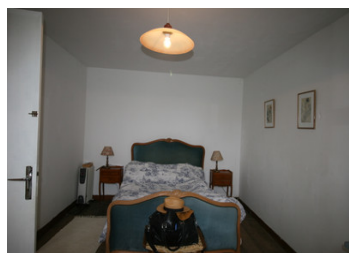


## INFORMATION

Town:	Saint-Yrieix-sous-Aixe
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	38045 m2

## IN BRIEF

This stone property offers a lot of potential for development, with the main house, barn and small house to renovate. It is situated on the top of the hill overlooking the valley, with the land running down to the river Vienne. The views and situation are stunning. The property is 13 miles drive from Limoges centre and 8 miles from Limoges airport.

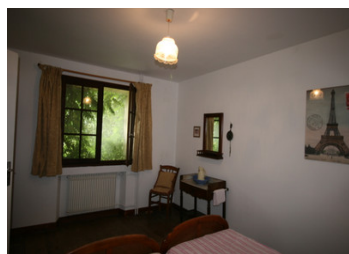


## ENERGY - DPE



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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: 645 EUR**

## NOTES

## DESCRIPTION

The house is attached on one side to the barn and on the other to the small house. Opposite is a small parking area and a ruin that also belongs to the property.

Inside the house an entrance hall with staircase leads to a small room at the end of the corridor which houses the central heating boiler.

To the right of the entrance hall is the main living room of 24 m<sup>2</sup> with fireplace with wood burning stove, and French doors leading out onto the Terrace.

To the left of the entrance hall is the kitchen of 12 m<sup>2</sup> and this opens into the dinning room of 11 m<sup>2</sup> (could easily be knocked into one large room) French windows open onto the terrace.

Upstairs on the first floor are three double bedrooms, of 10 m<sup>2</sup>, 13.5 m<sup>2</sup> and 15 m<sup>2</sup> a bathroom and separate w.c. There is also an attic.

The small house attached to the right will need completely renovating as it is not in a good state, but did have a new roof a few years ago, so it is all internal.

The attached barn is 120 m<sup>2</sup> and has a good recent roof.

The house has single glazed windows, solar powered water heater, and oil fired central heating.

The septic tank does not conform to current regulations so will need updating/replacing.

The east facing garden and land looks over the valley below, with stunning views and the...