

A traditional stone house and barn in need of renovation situated in a quiet hamlet.

EXCLUSIVE

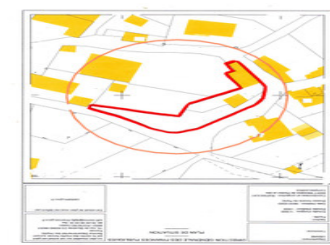


## INFORMATION

Town:	Lussac-les-Châteaux
Department:	Vienne
Bed:	1
Bath:	0
Floor:	57 m2
Plot Size:	523 m2

## IN BRIEF

If you are looking for a project on which to rebuild a property and make it your own at a bargain price, this could be for you! This is a total project but would make a charming dwelling once completed.



## 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

As you can see from the photos this is a house in need of renovation. Perfect if you are looking for a project in which to design and shape a new home. The barn is a very good size (approx 32m<sup>2</sup>) and is perpendicular to the house. The mains drains and water are in waiting, and there is already an electricity board for the connection. So a good start to begin the renovation. This really is a blank canvas.

The house is approx 2.5kms from Lussac-les-Chateaux which has bakeries, a supermarket, hotel, florist, and other amenities. The town of Montmorillon is approx 9kms away and has all the shopping and amenities you would need on a weekly basis. Poitiers International Airport is approx 46kms away. Poitiers also has an upgraded TGV line to Paris and Bordeaux.

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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