

Ref: 117324KBR87 Price: 124 260 EUR

agency fees included: 9 % TTC to be paid by the buyer (114 000 EUR without fees)

UNDER OFFER - Authentic 4-bedroom farmhouse with barns, workshop and a field, in a quiet hamlet.



INFORMATION

Town: Saint-Martin-le-Mault

Department: Haute-Vienne

Bed:

Bath:

Floor: III m2 Plot Size: 4398 m²







IN BRIEF

A fantastic opportunity to acquire a stone-built house with great potential for development. The entire roof was replaced 9 years ago and is in perfect condition. Situated between the Brenne National Park and the Haute-Vienne, only 80 km from Limoges International Airport, 32 km from La Souterraine (TGV connections) and 81 km from Poitiers with an airport and railway station (TGV)

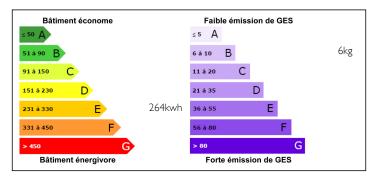








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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LOCAL TAXES

Taxe foncière: 286 EUR

Taxe habitation: 119 EUR

DESCRIPTION

The front door opens into a hallway $(6.25m^2)$ To the right is the kitchen $(11.5m^2)$, a WC, a store room of $2m^2$, the bathroom $(4m^2)$ and the staircase To the left is a comfortable lounge/diner $(32m^2)$.

Upstairs on the landing $(9m^2)$ are a small office space, a WC and 4 bedrooms $(14.5m^2, 14.6m^2, 7m^2$ and $12m^2)$

Next to the house are the outbuildings with a storage space $(26m^2)$, a workshop $(29m^2)$ a barn $(40m^2)$ and another barn $(90m^2)$.

Both barns have big wooden doors that allow you to use the space as a garage.

This property includes a nice garden in front and to the back of the house. On the other side of the little road is a field.

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

NOTES