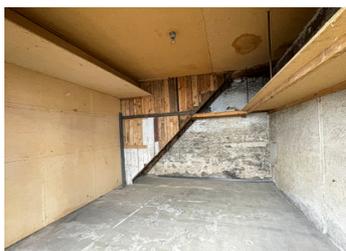
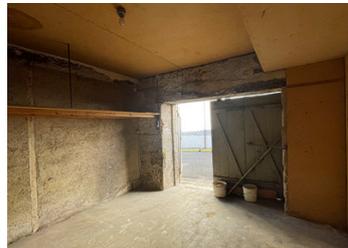


Renovation project. Barn offering potential for various uses. Located in the Old Quarter of Bellac.



## INFORMATION

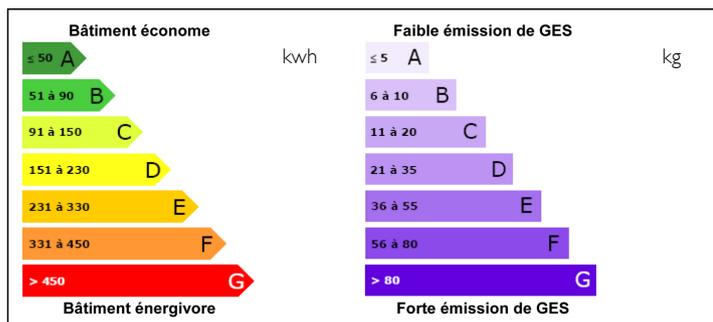
Town:	Bellac
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

Subject to the necessary authorisations being obtained, this property could be used for either commercial or residential purposes. Located in the heart of the Old Quarter of Bellac with shops, bars and restaurants within a couple of minutes walk. There is also a train station linking you to Limoges and Poitiers and beyond to Paris, Lille and Bordeaux. Limoges International Airport is within easy motoring distance (35 km) making it easily accessible to regular low cost flights. Renewed period style roof. This property is currently used as a garage and for storage.

## 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 layout is as follows:

Ground Floor:

High level double doors from the main street open into the First Section (45m<sup>2</sup>). There is a staircase to the upper level and doors through to the Second Section (16m<sup>2</sup>). There is a temporary wall separating these two sections, which could easily be removed to enlarge the main parking area. There are normal height double doors providing access from the side road.

Third Section (14m<sup>2</sup>) with single door access from the side street. From this room is a doorway through to a Corridor (10m<sup>2</sup>) which has a single door access from the side street as well.

Upper Level (90m<sup>2</sup>) in one section, with wooden floorboards, exposed beams and three openings (shuttered) for possible windows.

## LOCAL TAXES

Taxe foncière:

158 EUR

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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