

UNDER OFFER 3-bed detached house with ground floor bed. barn. Garden. Lovely location in a hamlet. Darnac



INFORMATION

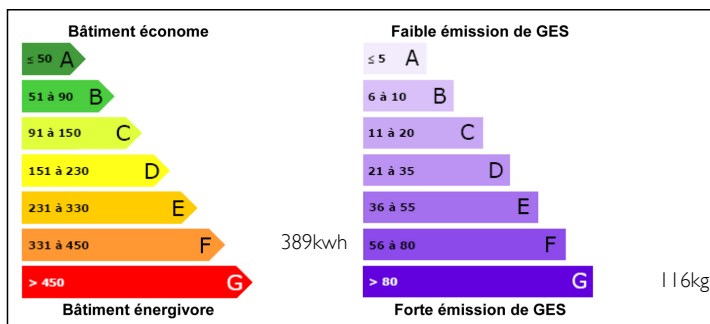
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	173 m2
Plot Size:	7570 m2

IN BRIEF

Wonderful location overlooking river valley. 3-bedroom hamlet house with large garden, attached barn, 2nd barn and hangar. Masses of potential. Renovations to finish, which will require a fair bit of work.



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.



LOCAL TAXES

Taxe foncière: 313 EUR

NOTES

DESCRIPTION

Ground floor: sitting room (32.8m²) with log burner, fitted kitchen (16.8m²), utility (5m²), bedroom (16.6m²), bathroom (9m²) with shower and WC and boiler room (6m²) for the oil-fired heating system.

2 bedrooms (27m² each) on 1st floor are accessed from the attached full-height barn (105m²) which is ripe for conversion over two floors.

The attractive garden of 7,000m² has fruit trees and slopes down towards the bottom of the valley.

The attached barn (105m²) and a second barn (21m²) plus hangar for wood storage are positioned to the rear of the house.

Situated in a small hamlet overlooking the Gartempe river valley, this property could be converted into something very special.

It is situated 3 km from the small village of Bussière-Poitevine which has a supermarket, butcher, baker, newsagent, pharmacy, medical centre, cafe/bar, restaurant, DIY outlet, bank, post office, primary school etc). Train services to Limoges and Poitiers are available at the historic town of Le Dorat (13km) and provide connections to Paris and the UK. The international airport at Limoges is 59km away with daily flights serving the UK.

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