

A wonderful detached house to renovate. Attached land over half an acre with barns and a well.



## INFORMATION

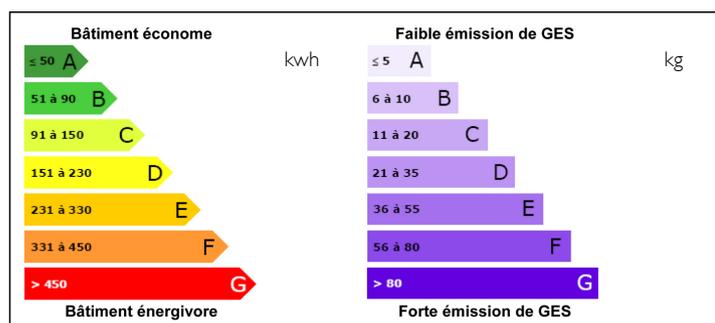
Town:	La Croix-sur-Gartempe
Department:	Haute-Vienne
Bed:	4
Bath:	0
Floor:	170 m2
Plot Size:	2769 m2



## IN BRIEF

Large, stone-built detached house in a picturesque setting. 6 large rooms, a new roof (2011) and communal drainage. This is a renovation project, at the end of which you will have a large character house in its own grounds. Barns, including one with a bread oven. Well

## 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

### GROUND FLOOR

Entry: 13m<sup>2</sup>

Kitchen: 25m<sup>2</sup>

Living room: 25m<sup>2</sup>

Bedroom 1: 21m<sup>2</sup>

### FIRST FLOOR

Landing: 8m<sup>2</sup>

Bedroom 2: 25m<sup>2</sup>

Bedroom 3: 25m<sup>2</sup>

Small room to front: 5m<sup>2</sup>

Bedroom 4: 22m<sup>2</sup>

Total: 170m<sup>2</sup>

Attic space: 75m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **272 EUR**

### OUTSIDE

2 large barns, one of which contains a bread oven.  
There is a well on the land, which surrounds the house and extends to well over half an acre. There is the possibility to buy more land approx 1ha

### AREA

The town of Bellac (6.6kms to the south ) has a full set of amenities, including supermarkets, bars/restaurants, a hospital and a station on the Poitiers-Limoges line.

Limoges airport with flights to/from the UK is only 40kms away.

The house is about 4.5 hours drive from the port of Caen.

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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