

Old primary school in a quiet hamlet surrounded by forests

EXCLUSIVE

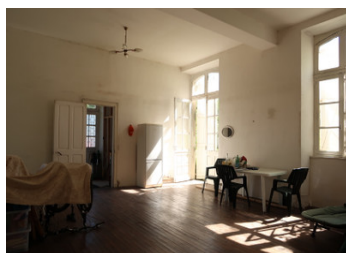


INFORMATION

Town:	Eymoutiers
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	4598 m2

IN BRIEF

This old school offers a lot of possibilities. It is in a hamlet only a 5-minute drive from Eymoutiers, where you have all amenities. Limoges is an hour away.



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

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Eymoutiers, Haute-Vienne, in a small quiet hamlet. This old primary school awaits you to make it into a family house.

5 steps lead up to the entrance hall with the kitchenette (5 m²) on the left, the access to the basement to the right and the staircase going up.

In front is the main room that used to be the old classroom (46 m²). Four big windows let in loads of daylight. There is a fireplace, where you can install a wood burner or pellet burner

The first floor offers three spacious bedrooms (17, 14, 12 m²) and a bathroom (6 m²).

The building needs renovating. The roof is in good condition, with minor repairs to be done.

Single glazing

Taxe Foncière : 124 per year.

No central heating.

Water and electricity connected.

Drainage : septic tank, not conforming to current requirements.

Garden around + covered parking and garden shed.

Total land size 4598 m².

This could be your family home, or your holiday get-away.

For more photos and a video, please contact me, Jacco van Mourik.

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

LOCAL TAXES

Taxe foncière: 124 EUR

NOTES