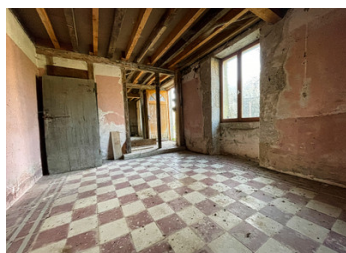


Traditional partially renovated stone property set on 12 acres. A large barn of 80 m .



INFORMATION

| | |
|-------------|------------------------|
| Town: | Saint-Martial-sur-Isop |
| Department: | Haute-Vienne |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 140 m2 |
| Plot Size: | 50155 m2 |



IN BRIEF

The renovation will be relatively simple and inexpensive, as the current owners have already done much of the structural work. They have replaced the old floors and consolidated or replaced all the support beams that needed replacing. The roof was renovated and the windows and doors were replaced with new double glazed elements. Currently in an uninhabitable condition, but the potential is obvious. The house comprises on the ground floor an entrance hall (11 m²) with openings to 3 rooms (15 m²) (15 m²) and (30 m²). On the first floor there is currently a large room (73 m²). There is a small adjoining outbuilding, which used to be the old bread oven, now in a bad state of repair but which could be renovated and integrated into the house. The current owners had planned to convert it into a kitchen. There is a barn (80 m²) just opposite.

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

Nestled in a quiet hamlet in the heart of quiet, gently rolling countryside, yet only a short drive to two villages offering all local facilities. The town of Bellac (17 km) offers an extensive range of shops and services and also benefits from rail services to Limoges and Poitiers. There is also excellent access to Limoges airport (51 km) with daily flights to several UK destinations.

This is your chance to create your dream home in the beautiful rolling landscape of the Haute Vienne.

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

NOTES