

UNDER OFFER! Super price for this renovation project in St Germain les Belles. Investment opportunity.

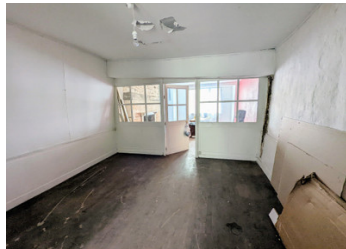
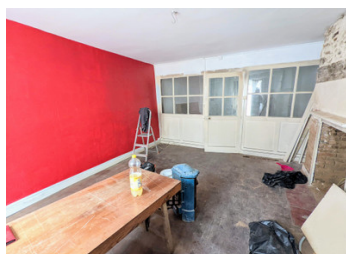


INFORMATION

Town:	Saint-Germain-les-Belles
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	87 m2

IN BRIEF

Right in the heart of the popular village of St Germain les Belles this 2 bedroom house would make a great holiday rental or could even be divided into two apartments. Read more ...

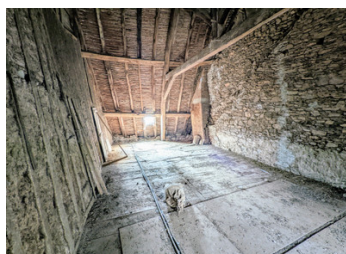


ENERGY - DPE



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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 main door leads to a kitchen area (13.3m²) which has an open fireplace and access to the cellar. Off the kitchen is a bathroom with WC (1.7m²) which has space for a small bath or shower.

To the rear of the kitchen is a room of 16.8m² ideal as a dining room. Partly glazed doors lead to the living room (16.1m²) with wood floor, inbuilt storage and open fireplace.

On the first floor there is a large bedroom (27m²) with double glazing and a second bedroom (23.2m²) which has a small room off it (4.3m²) ideal as a bathroom.

The attic space is 50.5m² and still retains its wattle and daub walls.

The house benefits from mains drainage. There would be need for works on the electrics and general renovation throughout. The house is also built on 2 cellars.

To the front of the property is a small courtyard ideal for a table and chairs and a few pot plants.

The town of St Germain les Belles has commerce such as bakeries, butchers and a local bar. There is also a swimming lake within walking distance of the house. Ideal location for the A20 motorway between Limoges & Brive.

For further information and photos please contact the agents.

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

NOTES