

## Two houses to renovate with multiple outbuildings



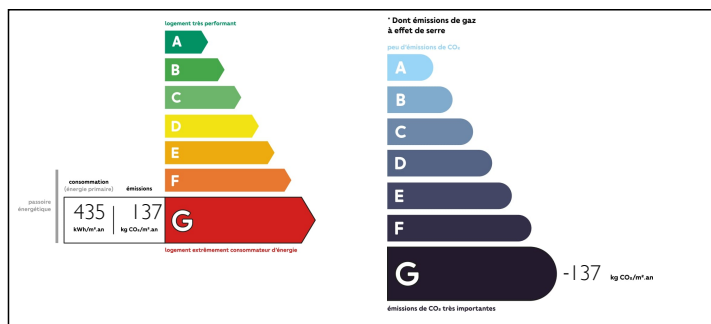
## INFORMATION

Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	3219 m2

## IN BRIEF

Great value for a renovation project. Two interconnecting houses plus three barns with adjoining garden and also a paddock across the lane. Located just outside Lussac-les-Églises which has all your daily shopping needs and supermarket. 15 minutes to the train station at Le Dorat and just under an hour to the airport in Limoges.

## 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: 527 EUR**

## NOTES

## DESCRIPTION

It's time to roll up your sleeves and get to work here. Great opportunity to have two dwellings or to have one grand single level house.

In the current format:

House one (most habitable) features:

Dining room, kitchen, separate WC, bathroom, bedroom, lounge/bedroom. The courtyard shared with house two and also two of the barns and a large garage. This makes a great fully fenced courtyard space with a large adjoining garden.

House two (more work needed) features:

Dining room, bedroom, small room, large store room with bread oven, kitchen, second store room with and pump and sink.

Across the lane there is another smaller house which could be used for storage and another barn with attached paddock.

There is oil fired central heating but we do not know if it is working. Town water connected. Fosse is working but will not be conforming to latest regulations.

Located just outside Lussac-les-Églises which has all your daily shopping needs and supermarket. 15 minutes to the train station at Le Dorat and just under an hour to the airport in Limoges.

There is a fair bit of work to do here but you are getting a lot for the price.

We have more photos prior to a visit.

-----

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