LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A30241NAL36 Price: 39 900 EUR

agency fees included: 6600 € TTC to be paid by the buyer (33 300 EUR without fees)

Charming village house of 67m2 for renovation in Saint-Benoît-du-Sault

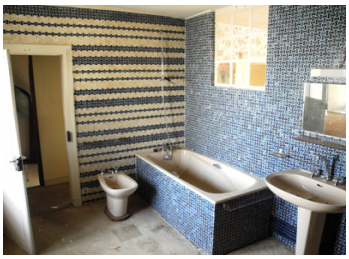














INFORMATION

Town:	Saint-Benoît-du-Sault
Department:	Indre
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	0 m2

IN BRIEF

Superb renovation opportunity for lovers of old stones.
Conveniently located in the heart of the medieval village, close to amenities and tourist attractions.
Limoges and Poitiers airports less than two hours away.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **708 EUR**

NOTES

DESCRIPTION

Nestled in the heart of one of France's most picturesque medieval villages, this property offers a unique opportunity to create your dream home.
Located in Saint-Benoît-du-Sault, recognized for its historical charm and scenic beauty, this house is brimming with potential and awaits a complete renovation to restore its former glory.

The property embodies rustic elegance with original stone walls & traditional wood beams. With a generous floor plan, the house offers ample space to design a comfortable and modern living area while preserving its authentic character.

Ideal for those with a vision, this property provides an excellent opportunity for investment, whether as a permanent residence, a holiday home, or a rental property. Enjoy the close-knit community atmosphere with local shops, cafes, and markets, all within walking distance.

The interior is a blank canvas, ready for you to re-imagine and design to suit your personal taste and needs. While the house requires work, the solid stone construction provides a robust foundation for your renovation projects.
Retain and enhance the historical elements of the house, such as the stone fireplace and vintage wooden staircase, to create a home with unique charm and character.

Living in Saint-Benoît-du-Sault means immersing yourself in a rich historical tapestry while enjoying modern conveniences. Explore the medieval streets, visit the ancient priory, and take in the serene landscape that surrounds this enchanting village.

Don't miss this rare opportunity to own a piece of history and create a bespoke home in one of France's most beautiful villages.

Contact me...

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