

A hamlet property to finish with attached garden, barn and land

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	50 m2
Plot Size:	1312 m2

IN BRIEF

Charming Renovation Opportunity with Barn & Land

Tucked away in a peaceful hamlet, this character property is a blank canvas to create your own interior design - maybe one or two bedrooms - the plan was to create a bedroom in the attic and use the barn as large living room

There is an attached small garden plus a generous plot of land just down the road—ideal for a garden, vegetable patch, or even a private leisure area. (constructable but permissions will need to be made)

Whether you're a first-time renovator eager to take on a rewarding project or an experienced developer looking for your next investment, this hidden gem is bursting with potential.

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

Enter the house from the front

Into a living room 5.5m x 5.2m - large fireplace ideal to install a wood burning stove

opening into the rear room - work started to create a bathroom / kitchen and utility - approx 3.4m x 4m; 2 x 2.1m and 2m x 2m - door to rear garden

Off the living room there is an entrance to the barn 11.4m x 4m

Attic approx 5.4m x 5.5m

Current owner was seeking to develop a bedroom upstairs

Attached on one side (barn side)

Heating - none

Windows - double glazed

New fosse septique installed

Electrics started but not finished

There is a parcel of land in the same hamlet and another smaller piece behind the house - 919m² and 150m²

The village of Bussiere Poitevine is less than 5 minutes away where you will find a convenience store, pharmacy, bank, bakers etc etc

The larger towns of Bellac and Montmorillon are approx 20 minutes and 23 minutes

The airports at Limoges and Poitiers are both under an hour.

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

NOTES