LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37466AR36 Price: 17 250 EUR

agency fees included: 0 € TTC to be paid by the buyer (15 000 EUR without fees)

Three Substantial Barns with some land















INFORMATION

Town:	**Mouhet**
Department:	**Indre**
Bed:	**0**
Bath:	**0**
Floor:	**0 m2**
Plot Size:	**3818 m2**

IN BRIEF

Three Substantial Barns with Untapped Potential Situated on over 3,000m² of land, this property presents a unique chance to develop your dream home or a lucrative gîte business.

Benefit from existing electricity and on-site well water, with mains water readily available. Located in a commune without a PLU (local urban plan), these barns offer considerable conversion possibilities (subject to relevant permissions).

The barns are conveniently located for shopping and travel, being a few minutes from local villages, and having easy access to rail links and Limoges airport.

Barn dimensions are as follows: Barn 1 = 9.3m x 6.6 plus 9.3 x 5.07, Barn 2 = 16m x 12m, Barn 3 = 4m x 8m.

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.

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NOTES

DESCRIPTION

Unlock a world of possibilities with these three substantial barns, brimming with untapped potential, nestled on a sprawling 3,000m² plot of land.

Imagine crafting your dream home or establishing a thriving gîte business in this idyllic setting. The property benefits from existing electricity and a reliable on-site well water source, with the added convenience of mains water readily available for connection.

Situated within a commune devoid of a PLU (local urban plan), these barns offer considerable scope for imaginative conversions, limited only by your vision and subject to obtaining the necessary permissions.

While the roofs require attention, the barns are generally in good condition, providing a solid foundation for your renovation ambitions.

Conveniently located, you'll find yourself just minutes away from charming local villages, offering easy access to essential amenities and everyday conveniences.

The barns boast impressive dimensions: Barn 1 measures 9.3m x 6.6m plus 9.3 x 5.07m, Barn 2 spans an impressive 16m x 12m, and Barn 3 measures 4m x 8m. This is a rare opportunity to create something truly special – don't miss out!

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