

Super little hamlet renovation project in a Champsac, perfect for a holiday home, rental or small cottage.



INFORMATION

Town:	Champsac
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	80 m2
Plot Size:	112 m2

IN BRIEF

Empty cottage with 3 floors, open fire place, front yard and potential for 1 car parking in a quiet Champsac hamlet. Electricity and water already on site with potential to connect to mains drainage. Perfect lock up and leave property waiting for a new owner.



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.



DESCRIPTION

Great little renovation project for someone looking for a small lock up and leave in the Haute Vienne region.

Open plan ground floor with front door leading to small terrace and back door leading onto the rear lane.

Original features throughout including open fireplace and timber beams.

First and second floor (attic) open and empty, will need windows for natural light and planning permission to install.

Front yard suitable for table and chairs plus potential to park 1 car.

3 empty floors each 42m2 providing a blank canvas for new layout. Floors are modern timber and the roof is sound.

Drainage - potential to easily connect to village mains.

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

LOCAL TAXES

Taxe foncière: 107 EUR

NOTES