LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42473REM87 Price: 26 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (20 000 EUR without fees)

House for complete renovation, new roof, water and electric connected. Amazing opportunity!















INFORMATION

Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	45 m2
Plot Size:	185 m2

IN BRIEF

Renovation opportunity in a quiet location, ideal for buyers seeking a complete project. The property benefits from a newly installed roof and existing water and electricity connections. With no first floor or windows currently in place, this offers excellent potential to redesign and finish to your own specifications.

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.
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DESCRIPTION

Residential renovation project in a quiet small village, ideal for a holiday home. The property currently offers approximately 45 m², with the potential to double the living space by creating a first floor. A new roof is already in place, and water and electricity are connected. The interior requires full renovation, with no first floor or windows currently installed, providing a blank canvas to design to your own taste. Outside space is available at the front of the property, perfect for seating or a small terrace.

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

LOCAL TAXES

Taxe foncière:	**367 EUR**
Taxe habitation:	**124 EUR**

NOTES

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