LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43341SHA86 Price: 66 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (60 000 EUR without fees)

LARGE REDUCTION Series of 3 large detached farm buildings to renovate app. 280m2 set in 9720m2 land,















INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	0
Bath:	0
Floor:	280 m2
Plot Size:	9720 m2

IN BRIEF

Set in beautiful green rural countryside with open fields beyond, there is a series of three old farm buildings and two water wells on 9,720 m²*. More land is available should you wish to expand.

The first building comprises an open courtyard, an old storage house with a hayloft above and an old pigsty. Planning permission has already been obtained for the pigsty's conversion into living accommodation. There is also a large detached garage and an old detached house in poor condition that is in need of repair.

The three buildings are set in vast grounds, but there is the possibility to purchase additional land.

The property is situated in a small rural hamlet just a short drive from Availles Limouzine.

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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NOTES

DESCRIPTION

This is a superb opportunity to purchase this trio of old farm buildings, one of which has already been granted planning permission.

It is the perfect opportunity for anyone looking to go off-grid, as there is an opportunity to independently mount solar panels on the south-facing roof. Alternatively, there is a transformer for electricity nearby. There is also a mains water connection nearby.

The buildings are in need of renovation, but would make fabulous home/s or a great business opportunity.

Building in 3 parts:-
an open courtyard - 9 x 9.40m
a former storage shed with an attic above - 9 x 8m
a pigsty/storage - 9 x 14m

a detached garage - 9 x 4.5m approx

an old detached house in need of renovation (no meaurements available)

2 water wells

land

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