LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43984SSG87 Price: 41 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (35 000 EUR without fees)

Town Centre Property with huge potential.















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Bellac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	0 m2

IN BRIEF

Ideally located in the centre of Bellac, this versatile property is within a 5–10 minute walk of the train station, shops, and all local amenities. Limoges Airport is just 35 minutes away.

This property offers excellent potential and is a true blank canvas, ready to be transformed into a spacious family home, a holiday retreat, or even multiple apartments. With three floors and a side staircase, it lends itself well to flexible layout options.

An attached barn of approximately 36 m² adds further possibilities. Currently used for storage, it could be converted into additional living space or a separate dwelling, subject to the necessary permissions.
Layout:

Ground floor:
* Large entrance hall - 7.6m x 1.2m

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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LOCAL TAXES

Taxe foncière: **615 EUR**

NOTES

DESCRIPTION

Second floor (attic):
* Convertible attic space of approximately 48 m²

Key features:
* Central location
* Walking distance to all amenities
* Flexible layout – ideal for one large home or multiple units
* Attached barn (36 m²) with conversion potential
* Ideal for investment or renovation project

A property full of potential, ready to be adapted to your needs.

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