

Semi detached barn in village location to renovate.



INFORMATION

Town:	La Chapelle-Baloue
Department:	Creuse
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Some works to this project have been started.



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

Charming old stone barn offering an excellent renovation opportunity. The building has a footprint of approximately 84 sqm and has already undergone some key structural improvements, including newly concreted floors arranged over three levels and solid concrete stairs providing access to the upper floors.

Two double-glazed windows have been installed, bringing in natural light while maintaining energy efficiency potential.

Utilities are partially in place: water is available just outside the front entrance, and an electricity meter has already been installed, with final connection still required. The property is on mains drainage.

Please note that there is no outside space with this property.

This property presents a fantastic blank canvas for conversion into a unique home or holiday retreat, combining rustic character with a solid structural base.

Approximately 5 kms to the village of Saint Sebastien with its local amenities, approx 11 kms to the market town of Dun Le Palestel with local shops and large supermarket, approx 19 kms to La Souterraine with its multiple supermarkets and local commerce, also a train station with a high speed train link to Paris. The lovely city of Limoges, with its airport is just 75 kms away.

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

NOTES