LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44685PAD87 Price: 51 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (45 000 EUR without fees)

Village house, 100 m2, partially renovated with its attached barn and 450 m2 garden.















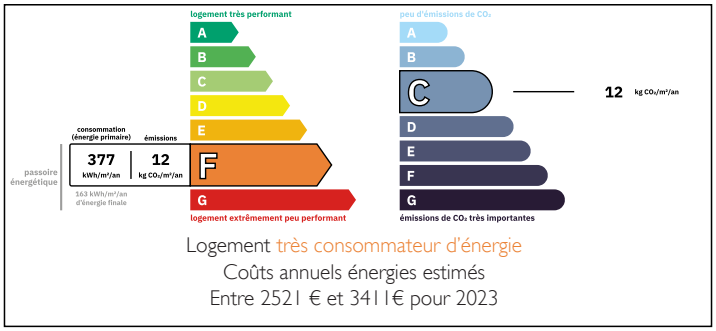
INFORMATION

Town:	Val d'Issoire
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	450 m2

IN BRIEF

Renovation project with great potential. This village house has its ground level already beautifully redone and is move in ready.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2521 € et 3411€ pour 2023

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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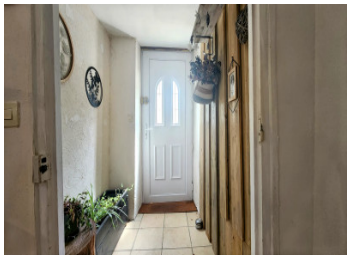
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LOCAL TAXES

Taxe foncière:	**383 EUR**

NOTES

DESCRIPTION

This is an excellent opportunity to own a village house offering a renovation project with great potential. The downstairs has been remodeled completely but the upstairs needs renovation.

Downstairs the entrance opens up to a large living area of 38 m2 that includes a living room and a kitchen. The hallway gives acces to a separate toilet, a laundry room, a bathroom and a large 17.5 m2 bedroom.

A staircase brings you to a landing area that gives acces to 2 bedrooms of 9 and 12 m2 respectively as well as a 9 m2 bureau that can easely be turn into a bathroom. Renovations on those rooms has been started but not finished. There is also an attic. The bigger bedroom has a fire place operational but not in use at this time.

Downstairs at the end of the hallway you can acces the 450m2 outside garden with its own well. There are also a 15 m2 attached barn and a small shed.

Windows downstairs are double sidding. Electric heaters are cast iron and of superior quality. The water heater is 100 liters. The house has main drain.

The house is located in the center of Mezières-sur-Issoire village with its café/épicerie and there is also a bakery. You are 12 minutes away from the town of Bellac which offers all the necessary amenities. And also 40 minutes away from the Limoges airport.

Information about risks to which this property is exposed is available on the Géorisques website :...

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