

Easy renovation project in peaceful hamlet just 30 minutes from Limoges airport



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Chabrac
Department:	Charente
Bed:	0
Bath:	0
Floor:	60 m2
Plot Size:	20 m2

IN BRIEF

The best of both worlds!

This little gem could be your perfect French getaway while also offering excellent rental investment potential. Just 30 minutes from Limoges Airport with convenient low-cost flights, what have you got to lose?

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

The ground floor offers plenty of space to create a comfortable open-plan living area with a fitted kitchen. The original staircase leads to the first floor, where there is ample room for a spacious bedroom with an en-suite bathroom.

As the hamlet is not connected to mains drainage, a micro sewage treatment system will need to be installed. This could be housed within the existing outbuilding, or the outbuilding could be removed to accommodate the system, with the option of creating a wooden terrace above to make the most of the outdoor space.

With a little imagination and renovation, this charming property has all the ingredients to become a delightful French retreat or a characterful holiday rental in a peaceful countryside setting.

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

NOTES