



*Agence le Prince Noir*

House - 115 m<sup>2</sup>

LUSSAC-LES-EGLISES

HAI

Price: €39 600 \*

Honorary Award Excluded: €36 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

The renovation is underway in this detached house in a hamlet outside Lussac-les-Eglises and it has the potential to become a lovely home. The windows are new and double glazed and the shutters are in good condition. Internally the house has been stripped back to two large areas, a bedroom and a bathroom. With a manageable garden and open countryside on the doorstep the situation is hard to beat. Lussac-les-Eglises, 3.5km away, is a village offering essential amenities including a small supermarket, boulangerie, cafés, post office, doctor, dentist and primary school. The A20 motorway is within easy reach, and the historic city of Limoges with shopping, museums and an international airport is under an hour away. House: Lower ground floor: large area with cement floor 4.7 x 10 (47m<sup>2</sup>) and exposed beams. Upper ground floor: large room 5 x 10 (50m<sup>2</sup>) half of which is boarded. Fireplace at either end. Original cupboard. Bathroom - tiled 2.1 x 1.7 (3.5m<sup>2</sup>) bath, basin, bidet. Bedroom- 3.6 x 4 (14m<sup>2</sup>). An outside iron staircase goes up to the loft storage area. The beams are low so making use of it for extra living space would be tricky. Outside: The bulk of the garden is at the back of the house and totals including the footprint of the house about 500m<sup>2</sup>. Water and electricity are on site. A fosse septique will need to be put in. Note: We update our website advertising daily and remove properties that we know are under offer or sold. If we are still advertising a property, it is, to the best of our knowledge, still available for sale. We try to include All of the general information we have regarding each property in the write-up

so please try to avoid a generic "more information please" e-mail to us. However, if you have any specific questions you would like answered please don't hesitate to contact us and we'll do our best to answer them for you.

# LE BIEN EN DETAIL

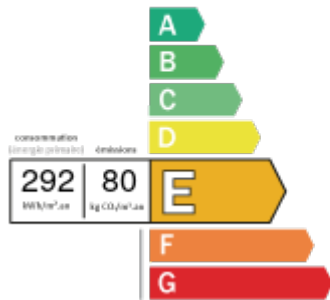
Reference : PN22015  
Town : Lussac-les-Eglises  
Transaction : Sales  
Type of property : House  
Price including charges : €39 600  
Surface : 115 m<sup>2</sup>  
Land : 500 m<sup>2</sup>

Number of rooms : 3  
Number of bedrooms : 1  
Bathroom : 1



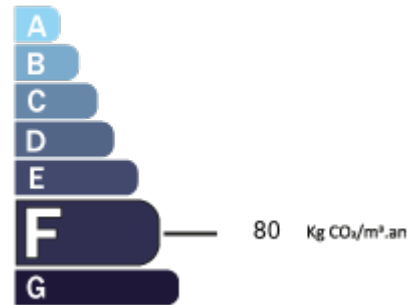
## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year



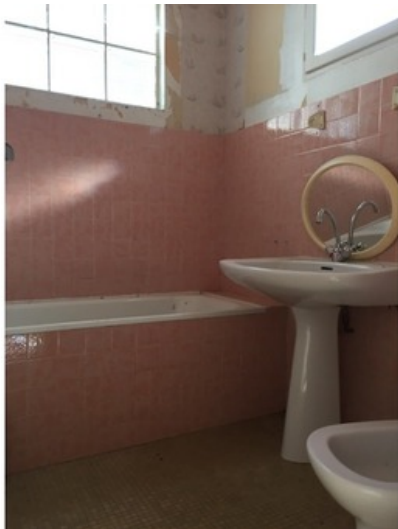
Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year

\* Dont émissions de gaz à effet de serre



## LE BIEN EN PHOTOS





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