

compromise in progress Large house to renovate of over 110m2 with 2 garages and 2500m2

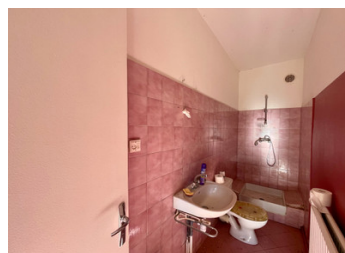
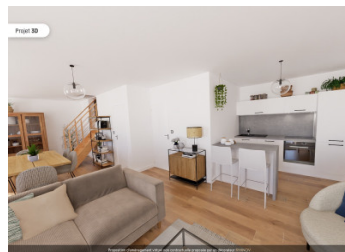


INFORMATION

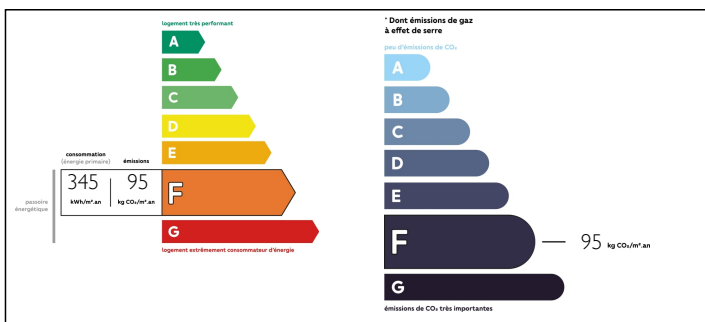
Town:	Saint-Genest-Lerpt
Department:	Loire
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	2500 m2

IN BRIEF

compromise in progress If you're not afraid to roll up your sleeves, then this property with work to do is for you. Real potential! Come and discover this 2-storey house with the possibility of using the attic space thanks to its high ceilings. On the ground floor, which has been partly renovated, you will find a lounge/dining room opening onto a kitchen area, a bedroom and a shower room. The first floor is where most of the work is done. You can use this space of around 60m2 as you wish. There is currently a kitchen area and a shower room, as well as two separate rooms. This property has a total of almost 2,500m2 of land divided into several plots. A garden with the house and a meadow opposite with the 2 garages. Numerous possibilities: - Family home ; - Building with 2 or 3 flats thanks to 2 independent entrances; - Division and resale of non-constructible plots. 360° tour...



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 800 EUR

NOTES

DESCRIPTION

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Numerous possibilities:

- Family home ;
- Building with 2 or 3 flats thanks to 2 independent entrances;
- Division and resale of non-constructible plots.

360° tour of the Leggett site

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