

Stone house with gite potential, large garage and a big garden

EXCLUSIVE



INFORMATION

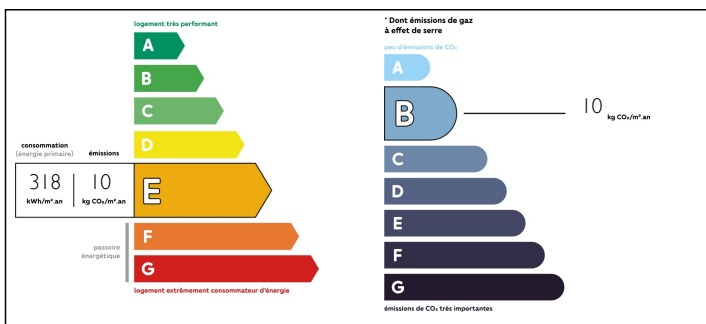
Town:	Villemain
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	196 m2
Plot Size:	4001 m2

IN BRIEF

Lovely detached stone longère with two living rooms, a dining room, downstairs bedroom and a large utility room. Upstairs is a mezzanine, 3 bedrooms, a family bathroom and two separate toilets. The house could be used as one big family home, but it could equally be divided into two dwellings. A part of the rooms need to be refurbished. In a quiet rural setting in a village in the South of the Deux-Sèvres. A couple of km from a village with a bakery, medical centre, primary school, pharmacy, post office, garage and library.

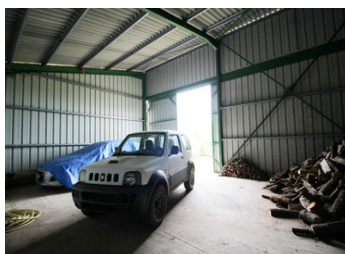


ENERGY - DPE



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.



DESCRIPTION

The house in further details :

Ground floor :

Living room (38 m²) with semi-open kitchen, this room benefits from under floor heating and has an insert fireplace that also heats a part of the first floor.

Dining room 18 m²

Utility room 28 m² with toilet and access to a cellar and attic space

Downstairs bedroom (13 m²)

Showerroom (6 m²) to renovate

Second lounge (20 m²) to renovate

Second kitchen (7 m²) to renovate

First floor :

Mezzanine area (12 m²)

3 Bedrooms (14 m², 14 m² and 10 m²)

Family bathroom (14 m²)

2 Separate toilets

The house could be used as one big family home, but it could equally be divided into two dwellings.

There are already two staircases in the property, making it a very modular.

The property is partially heated electrically and partially by wood. The living room benefits from underfloor heating.

The garden covers approximately 4000 m², with a garden in front of the property with chestnut tree, and a large field - very suitable to keep some small animals.

There's also a garage (45 m²), covered area and a hangar (100 m²) - interesting for camping car/ car collection storage or a professional activity.

More pictures and floorplans available upon request.

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

LOCAL TAXES

Taxe habitation: 1272 EUR

NOTES