

**UNDER OFFER -Longère to renovate with 3 bedrooms, workshop and outbuilding on 6688m of land with 3 bedrooms**



## INFORMATION

Town:	Surin
Department:	Vienne
Bed:	4
Bath:	2
Floor:	115 m2
Plot Size:	0 m2



## IN BRIEF

For those who like to renovate, this is a lovely house with great possibilities. 4 bedrooms and a lovely conservatory. A large plot of land and a piece of woodland. The house needs a roof renovation, but the interior offers great perspectives. An undeniable charm for those who know how to plan ahead. In a peaceful hamlet, come and nestle in this pretty farmhouse and give it back its old charm.

## 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

This longère is composed of:

- An entrance hall 9,35m<sup>2</sup> with bay window
- A stone wall kitchen: 24,90m<sup>2</sup>.
- A living room with stone wall and fireplace: 18,63m<sup>2</sup>.
- A veranda style double glazed window: 7,25m<sup>2</sup>.
- A bathroom with shower and toilet: 3,43m<sup>2</sup>.
- A laundry room + stove + water tank + sink: 6,50m<sup>2</sup> with door to outside.
- A bedroom1: 10,91m<sup>2</sup>.

All the rooms are made of stone in very good condition.

The ceilings need to be revised as there is infiltration through the roof.

### 1ST FLOOR

By a beautiful wooden staircase, one reaches the first floor

- WC room to be installed: 1,64m<sup>2</sup>.
- Hall: 3,96m<sup>2</sup>.
- A bedroom2: 12,25m<sup>2</sup> with storage, velux and fireplace
- A master bedroom3: 14,56m<sup>2</sup> + bathroom to renovate (3,69m<sup>2</sup>)

The frame is ok.

### OUTSIDE

- Outbuilding: 34m<sup>2</sup> with a good framework + floor with good height under ceiling (good possibilities to extend)
- Outbuilding: 20m<sup>2</sup> (20m<sup>2</sup>)
- Small garden 300m<sup>2</sup>.
- Meadow (wood) to be totally cleared: 2082m<sup>2</sup>.
- Meadow to be cleared: 3643m<sup>2</sup>.

This property has good foundations but the work is consequent. For lovers of stones and longères as well as large plots.

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Information about risks to which this property is

## NOTES