

Property to renovate. Lots of potential - currently divided between a 4-bed house, shop and apartment.



## INFORMATION

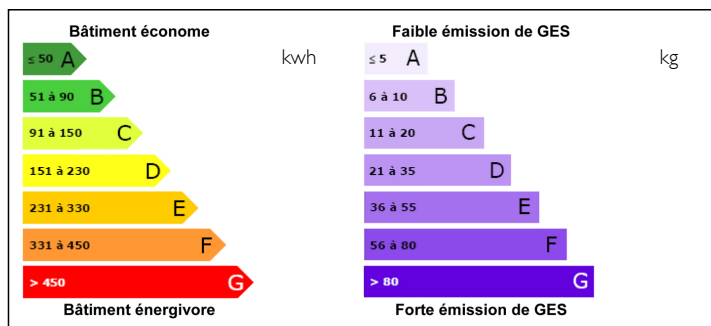
Town:	Thénezay
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	215 m2

## IN BRIEF

Located in the heart of Thénezay within easy walking distance of all key amenities, this property has the potential to be a spacious family home with additional accommodation for rental income. Poitiers with its tourist attractions, international airport and TGV railway station is about 40 minutes away by car. The main house is accessed through a fully enclosed passage leading from the front of the building into a small but practical courtyard/garden at the rear. The apartment is divided between the first and second floors with its own entrance. Details of accommodation as follows:



## 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

### MAIN HOUSE:

Ground floor:

Open plan living room/kitchen 30m<sup>2</sup>

First floor:

Bedroom 18m<sup>2</sup>

Bedroom 17m<sup>2</sup>

Bedroom 16m<sup>2</sup>

Bedroom 9.5m<sup>2</sup>

Bathroom

Outside:

Entrance passage

Courtyard garden

Access to large cellar under building

### APARTMENT:

First floor :

Living room with kitchen 18m<sup>2</sup>

WC

Second floor:

Bedroom 18m<sup>2</sup>

Shower room

SHOP:

Commercial space 30m<sup>2</sup>

Adjacent entrance hall 12 m<sup>2</sup>

WC

Mains water is available but the plumbing in the house and shop has been disconnected. There is mains water to the apartment.

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

## NOTES