

Renovated three-bedroom stone farmhouse with cottage to renovate, barn and garden.



INFORMATION

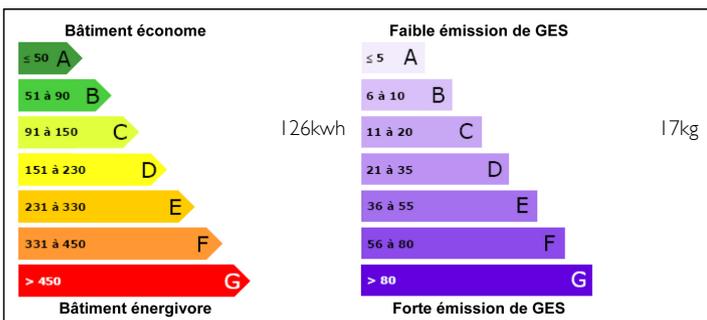
Town:	Vanzay
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	189 m2
Plot Size:	1563 m2



IN BRIEF

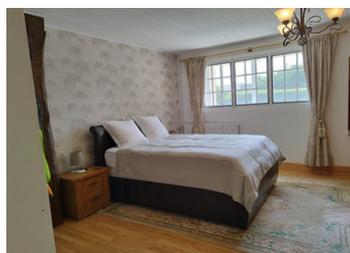
Three bedroomed renovated stone farmhouse with attached barn and cottage to renovate, car port and garden. This house benefits from a conforming drainage system, and has been recently insulated, with a recent pellet burning boiler for the central heating system and double glazing. It also has solar heated water system making it very cheap to run. If you are needing to create an income there is a little cottage which with authorisation could be renovated and let out. Chaunay, a village with small amenities is just 6km away.

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

Ground floor :

Entrance / office area 17m²

Boiler and Utility room 6m²

Shower room 5m² comprising walk-in shower and wash basin

Passageway 5m²

Bedroom 24m²

Passageway 14m² with stairs leading to the first floor

Lounge 32m² with wood-burning stove

Kitchen 14m² fitted and equipped with oven and hob

Dining area 19m²

First floor :

Landing 12m²

Bedroom 14m²

Bedroom 14m²

Shower room 6m² comprising of shower, wash basin and WC

Outside :

Barn 26m²

Cottage to renovate comprising two rooms on the ground floor of 10m² and 23m² with a loft space above

Carport and garden

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

LOCAL TAXES

Taxe foncière: **590 EUR**

NOTES