

3-4 bedroom house to renovate with large basement in plot of land surrounded by fields.

EXCLUSIVE



INFORMATION

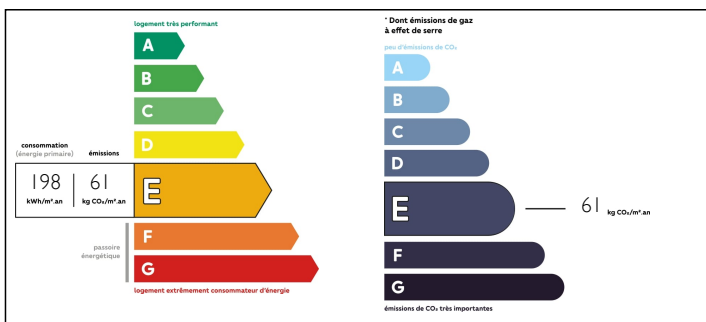
Town:	Limalonges
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	116 m2
Plot Size:	3070 m2

IN BRIEF

This 3-4 bedroom house built in 1975 offers plenty of living space, but needs a little TLC. The upstairs has a large living room with an insert burner, a kitchen, 3 bedrooms, a study/guest bedroom and a bathroom with separate WC. Downstairs in the "sous sol" there's over 140m2 of additional space - garage, workshop and storage, plus a boiler room housing the oil central heating. The property is single glazed and will require new electrics and its drainage bringing up to date. The location is great, surrounded by fields with no near neighbours, but just a couple of minutes walk from Limalonges village which has a bar and restaurant, and a couple of minute's drive to a large supermarket and the N10 for links north and south. Poitiers airport is just 45 minutes 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

FIRST FLOOR:

Entrance/central corridor, 14.8 m2
Living Room, 30 m2, with insert burner
Kitchen, 16,1 m2
Three bedrooms, 13, 11,3 and 10.3 m2
Separate WC, 2m2
Bathroom, 3.3 m2
Office/Guest bedroom, 8.2 m2
Stairs leading down to:

GROUND FLOOR:

Garage 33.2 m2
Boiler Room/Laundry, 14.9 m2
Cellar/Store Room, 15.5 m2
Workshop/storage, 45 m2
Workshop, 35.6 m2



LOCAL TAXES

Taxe foncière: 600 EUR

EXTERIOR

South facing terrace
Wrap around garden area with driveway to the side and land to the rear.

Limalonges has a primary school, restaurant and bar/tabac, just a couple of minutes' drive from the small market town of Sauzé Vaussais with local amenities including a large supermarket; or 15km to Ruffec for all services including rail and hospital. The RN10 is close by and there are good airport links: Poitiers (45 mins), Limoges or La Rochelle (both 1 hour, 35 mins).

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

NOTES