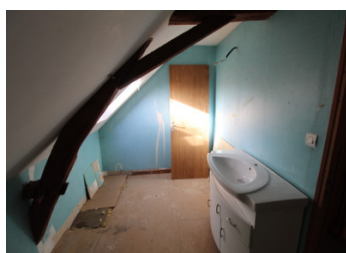
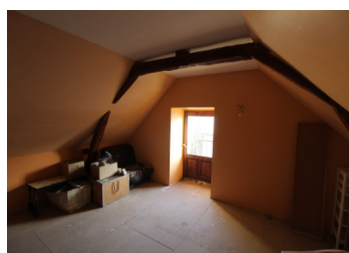


## 2 bed farmhouse with new extension to renovate set in over 2 acres with outbuildings



## INFORMATION

Town:	La Roche-Posay
Department:	Vienne
Bed:	2
Bath:	1
Floor:	0 m2
Plot Size:	9099 m2



## IN BRIEF

2 bed farmhouse to renovate with new extension to finish and outbuildings set in over 2 acres of land with no near neighbours yet only a few minutes from La Roche Posay. Interesting prospect this one, partial renovation has been carried out with water, electrics and drainage already in place and 2 bedrooms and a bathroom have been started on the first floor. There are 2 large rooms on the ground floor both of which will have a feature fireplace, beams and exposed stone walls. The extension is a large "L" shaped blank canvas (approx. 85m2) to do with as you please. The property has no near neighbours, so peace and tranquility is assured and it is set in over 2 acres of land just 2 minutes from La Roche Posay, famous for its thermal bath cures and spa centres that use the exceptional qualities of the natural spring..

## 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

2 bed farmhouse to renovate with new extension to finish and outbuildings set in over 2 acres of land with no near neighbours yet only a few minutes from La Roche Posay.

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## LOCAL TAXES

Taxe foncière: 400 EUR

## NOTES