

Detached property, partly renovated, blank canvas. an hour to Poitiers airport. Great views



INFORMATION

Town:	Payroux
Department:	Vienne
Bed:	3
Bath:	1
Floor:	223 m2
Plot Size:	850 m2

IN BRIEF

This partly converted , detached farm house will make a fantastic family home after you have put your own imagination to work. The property currently has a partly finished kitchen, lounge and bathroom on the ground floor and there is a further room which could be a dining room. On the first floor is the partly converted attic which has three big rooms which could be configured exactly as you wish. There is also a lean-to 90m2 at the back of the house which could form part of the house and increase the floor space considerably if required.



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.



LOCAL TAXES

Taxe foncière: 240 EUR

NOTES

DESCRIPTION

This property will provide a fantastic opportunity for you to create exactly the home that you want. Currently on the ground floor are four rooms, 25m2, 29m2, 34m2 and 36m2 which could be Lounge, Kitchen, dining room and bathroom. On the first floor are three rooms, 34,36 and 29m2.

There are a selection of small outbuildings, workshops, chicken sheds etc totalling approximately 45m2 attached to the house and a lean-to 90m2 plus at the rear of the house which could become a substantial extension to the property if required.

To the rear of the property is approximately 900m2 of mature garden with various fruit trees and the possibility to acquire a further 1000m2 of adjoining land.

The house is in a quiet hamlet with no through traffic but only a few minutes by car from several local villages where you will find an assortment of shops, bars, restaurants etc. The larger towns of Confolens 29Km, Poitiers 47Km, Angoulême 77Km and Limoges 83Km will provide everything you want, as well as a choice of International airports.

There is water and electrics (partly updated) to the house but you will need a new drainage system.

A great opportunity at a great price !

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