

Detached two bedroom house in need of updating with a large garden and outbuildings. Loads of potential!

EXCLUSIVE

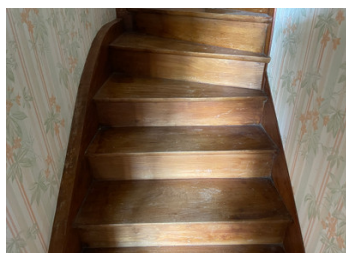


INFORMATION

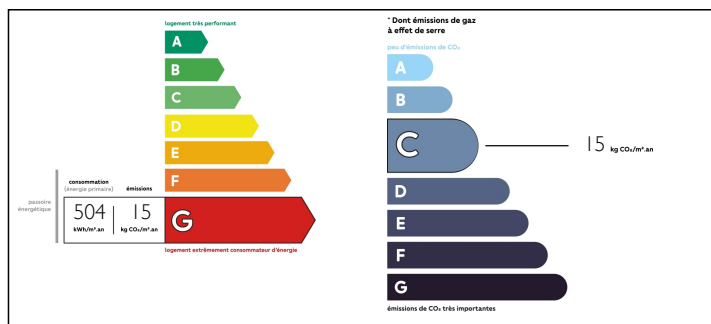
Town:	Asnières-en-Poitou
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	2000 m2

IN BRIEF

A super detached stone property with two bedrooms - updating required but certainly very habitable. Standing in a plot of 2,000m² and with a garage, hangar and other small outbuildings. Pleasantly situated in a quiet hamlet close to Brioux sur Boutonne for good local amenities.



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.



NOTES

DESCRIPTION

The accommodation comprises, on the ground floor :

Kitchen/dining room 23.80m² with a wood burning 'cuisinière' which fuels the central heating, fireplace, fitted units.

Inner hall with access to a shower room and a laundry area.

Sitting room 18.46m² with attractive fireplace (currently not functioning).

First floor comprises :

Two bedrooms 16.53m² and 17.41m². Access from bedroom into a room 11.27m² which could also be used as a bedroom. Large cupboard housing the water tank.

To the outside :

There are various outbuildings including a garage, hangar, old utility room with cellar. The garden is a real feature with a wall around the perimeter.

Brioux sur Boutonne 6km for all local amenities, Chef Boutonne 11km, Melle 18km, Niort 36km with TGV rail and A10, A83 motorway access, Poitiers 74km and La Rochelle 88km both with airports offering European and UK flights.

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