

To renovate: Large 3 bedroom house with exposed stonework and a large plot of land.

EXCLUSIVE



INFORMATION

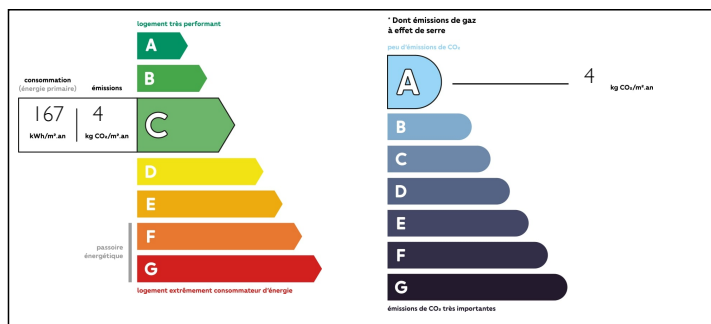
Town:	Sainte-Soline
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	188 m2
Plot Size:	7510 m2

IN BRIEF

This partially renovated village house, with first fix complete, offers space, character and a field large enough to keep ponies. Features include three bedrooms, a sitting room with chimney and a separate dining room, mains drainage and workshop/barn. Situated in a popular village, just 4.5km from Lezay for the weekly market and shops.



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: 957 EUR

NOTES

DESCRIPTION

This is a description layout. All areas are to finish - there are no fixtures and fittings in place.

Ground floor:

Kitchen/breakfast area, 32 m2, (unfitted) with door to front garden

Dining Room, 15.7 m2, giving access to a shower room and WC, 2.6 m2.

Lounge, 24.5 m2, with open chimney and door to front garden

Rear reception room / snug, 31.4 m2, with stairway and door to the rear garden and barn.

Upstairs:

Landing area and corridor, 30.8 m2.

Bedroom 29 m2, with wooden floor and provision for bath and WC

Bedroom 25, m2, with wooden floor

Bedroom, 15.6 m2, with wooden floor

Bathroom, 12.4 m2 (unfitted).

Separate WC.

Outside :

Barn 67m2.

Situated 5 minutes from Lezay, with its weekly market and shops; 46 km from Niort; 50 km from Poitiers; and 110 km from La Rochelle.

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