

Spacious country house to renovate with two bedrooms, large office, outbuildings and detached garden



INFORMATION

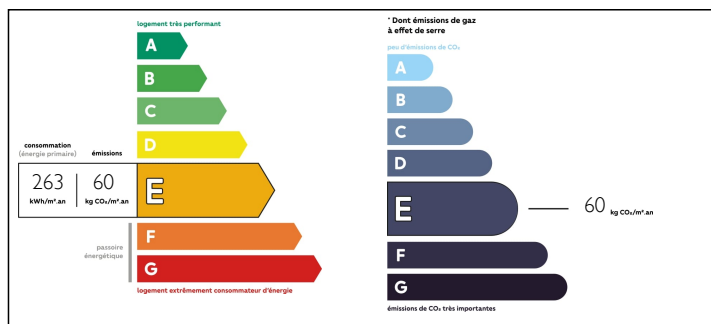
Town:	Lizant
Department:	Vienne
Bed:	2
Bath:	2
Floor:	130 m2
Plot Size:	840 m2

IN BRIEF

OPEN TO OFFERS ! This country house to renovate is situated in a quiet hamlet just a few hundred meters away from the pretty village of Lizant. Benefitting from oil fired central heating, spacious rooms and extensive outbuildings the house also has double glazing in some rooms. With its terrace, balcony and detached garden just across a path, the house has plenty of outdoor spaces to make the most of the beautiful Charente weather.



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

The property in more detail...

GROUN FLOOR :

- Kitchen : 17,4 m². Main entrance. Staircase leading to one of the bedrooms
- Dining room : 18,4 m² with french doors leading to the terrace
- Living room : 34,8 m² with french doors and a wood-burner
- Cellar : 9,9 m²
- Shower room : 4,4 m² with shower, WC and sink
- Large office space : 21,9 m² walk-through room with access to the second bedroom

FIRST FLOOR :

- Bedroom 1 (access from the staircase in the kitchen) : 14,3 m² with a french door leading to a balcony
- Bedroom 2 (access from the staircase in the office) : 16,4 m²
- Private bathroom for bedroom 2 : 2,3 m² with small bath and sink

OUTSIDE :

- Terrace at the front of the house
- Barn : 48 m² with concrete floor and good roof
- Barn/garage and other outbuildings : 49,5 m²
- Pretty garden NOT ATTACHED to the house. Completely closed pretty wall and some fruit trees.

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

LOCAL TAXES

Taxe foncière: **380 EUR**

NOTES