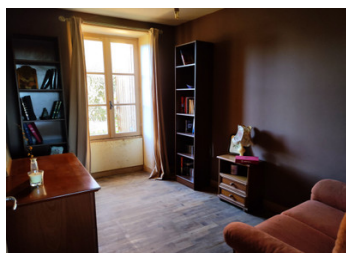


Five-bedroomed stone house to renovate with extensive outbuildings and a cottage to renovate.



INFORMATION

Town:	Lezay
Department:	Deux-Sèvres
Bed:	5
Bath:	1
Floor:	158 m2
Plot Size:	3037 m2



IN BRIEF

This five-bedroomed stone farmhouse, in need of renovation, but habitable while doing the work offers spacious living accommodation and extensive outbuildings. An old cottage to renovate consisting currently of two rooms on the ground floor would make a great annex for teenagers, parents or even a gite.. Courtyard to the front, garden to the rear and a plot of land just across the lane opposite the house completes this lot. Viewing essential to appreciate what is on offer.

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: 540 EUR

NOTES

DESCRIPTION

Ground floor.

Entrance 16m² with stairs leading to first floor

Lounge / Dining room 37m²

Passageway 11m²

Bedroom 12m²

Bedroom 9m²

Kitchen 12m²

W.C. 1m²

Bathroom 5m² comprising bath and wash basin

Passageway 2m²

Store room 15m²

Upstairs.

Landing 9m²

Bedroom 18m²

Bedroom 15m²

Bedroom 9m²

Loft space 33m² ideal for creating more bedrooms if needed

House to renovate

Two 32m² rooms

Loft space 64m²

Outside :

Barn attached to the house 96m²

Old stables 142m²

Open barn 36m²

Barn 93m²

Workshop 30m²

Bread oven 30m²

Open barn 62m²

Small buildings 48m²

Courtyard to the front

Garden to the rear

Field across the lane opposite the house.

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