

Double village house. 1 renovated with 1 bedroom, 1 bathroom. Separate garage & garden. Microstation.



INFORMATION

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| Town: | Clavé |
| Department: | Deux-Sèvres |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 135 m2 |
| Plot Size: | 180 m2 |



IN BRIEF

One house was renovated with a new kitchen, shower room, and 1 bedroom. However, the roof needs attention, so some water damage has ensued on both sides of the building. In the renovated house, the lounge has feature beams, wooden floors, a new kitchen with new cupboards, and a small woodburner in the fireplace. There is a handy closet to store tools and cleaning articles. A pretty wooden staircase leads upstairs to a brand new bathroom with Velux window at attic height, WC, shower and sink. The large bedroom has a lovely view up the street. The 2nd house is larger and un-renovated. It has feature beams, a large stone fireplace, lovely built-in wooden cupboards. The staircase has been removed, the roof completely re-done on both sides, and insulated. There are several Velux® windows.

ENERGY - DPE



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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

One enters the lounge/dining-room/kitchen with wood stove. A new kitchen counter with cupboards runs over 5 m along the entire right wall with new white goods: stove, fridge, sink, extractor. A built-in closet is handy for tools, etc.

The wooden staircase leads up to the hall, brand new bathroom, and large bedroom with a pretty view.

Main room: 24 m²

Hall: 2,7 m²

Bedroom: 19,2 m²

Shower Room: 2,8 m²

The second house is only partly renovated. It has a large main room with a stone chimney, and a second smaller room. Presently there is no staircase to the upper floor, but it is comprised of a large open space with velux windows, wooden floors, and high ceilings.

Main Room: 28.27 m²

Smaller Room: 13.56 m²

Upstairs (no stairs)

Large room: 39.83 m²

The roof needs attention, as there are some leaks that need to be repaired, and the zinc gutter between the two houses does not go the entire length of the building as it should.

The 35 m² garage with a large sliding door is a stone's throw from the house. One side is in good nick. In the other part the roof has partly crumbled.

The 164 m² garden up the road (possibly 200 m away) is full of trees and bushes, and needs an entrance cut through the high laurels.

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

LOCAL TAXES

Taxe foncière: 219 EUR

Taxe habitation: 321 EUR

NOTES