

## Two small stone houses for renovation in the centre of a village with amenities

EXCLUSIVE

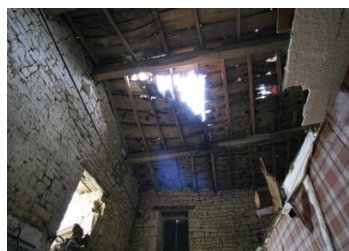


## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Couture-d'Argenson |
| Department: | Deux-Sèvres        |
| Bed:        | 2                  |
| Bath:       | 0                  |
| Floor:      | 80 m2              |
| Plot Size:  | 145 m2             |

## IN BRIEF

Not for the faint of heart! The property needs a full renovation and is not habitable in the current condition. There are two separate small houses that could be kept separate (interesting rental opportunity !) or could be merged into one bigger property. The house lies in a quiet street in the centre of a little village with superette, bakery, restaurant, library, post office, primary school, garage, medical centre and pharmacy. Mains drainage, water, electricity and fibre optics are present in the village, but the house is not yet connected to these services.



## 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 from right to left if you look at the 2nd picture (the pictures of the announcement follow the description) :

- Internal courtyard (approximately 25 m<sup>2</sup>) (picture 3) This courtyard used to be a living room, but the roof has been removed, so currently it provides a lovely enclosed courtyard.
- First house (approximately 34 m<sup>2</sup> on the ground floor and it would be possible to create a first floor)(picture 4,5 and 6)
- Second House (approximately 30 m<sup>2</sup>). This house is accessible through an outside staircase and covers one floor (picture 7) and an attic. The floor needs to be renewed. There's also a cellar space underneath it (picture 8).
- Garage with floor above it (approximately 15 m<sup>2</sup> on each floor)
- Halfopen space (approximately 17 m<sup>2</sup>) (picture 9)

Full renovation needed, there are no windows, the roof needs changing, there's no heating; Truly a blank canvas to adapt to your own wishes!

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

## NOTES