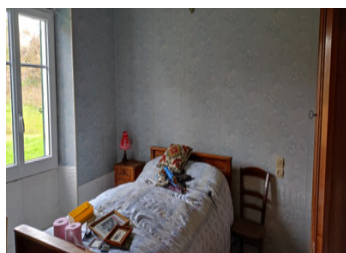
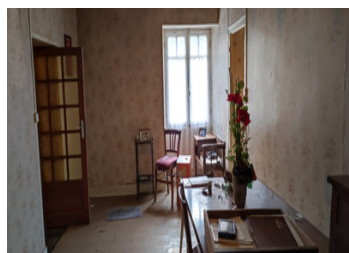


Detached 4 bedroomed stone farm house for renovation with outbuildings and garden close to Civray



INFORMATION

Town:	Saint-Gaudent
Department:	Vienne
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	3765 m2



IN BRIEF

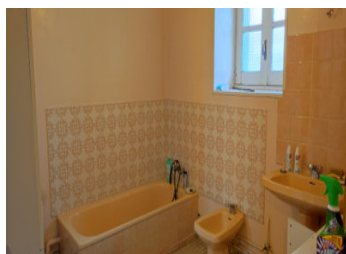
This detached four bedroomed house is waiting for a renovation to make it a spacious family home or holiday home. Currently all on the ground floor, this property has a convertible loftspace which would allow the new owner to double the habitable surface area. This is a little gem, for someone who likes hard work and fancies a project. Close to Civray for amenities including a builders merchants for those much needed bits and pièces.

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

Kitchen 15.4m²

Dining room 15.8m²

Lounge 27m² access to the cellar.

Passageway 1.7m²

Room 18.4m² with Charentaise fireplace

Bedrooms 17m², 13m², 10.8m² and 10.8m²

W.C. 1.4m²

Bathroom 7m² comprising of bath, bidet et wash basin.

Store room 2.9m²

Garage 20.6m²

Convertible loftspace of 185m² accessible from the attached barn.

Outside :

Barn 37.7m² attached to the house

Open barn 66.3m² with an enclosed part of 27.8m²

Several stone outbuildings 20m², 9m², 4m², 14m², 5m² 5m²

Old cottage to renovate 44m² on the ground floor.

Attached garden to the rear and a courtyard to the front.

A quick viewing is essential to avoid disappointment.

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

NOTES