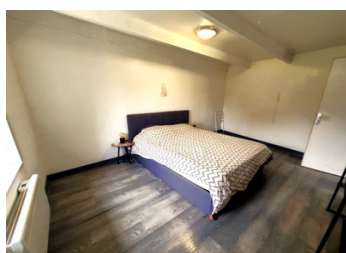
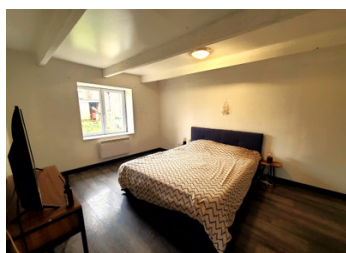


UNDER OFFER- Longère-style house with 5 rooms including 2 bedrooms and garden.



INFORMATION

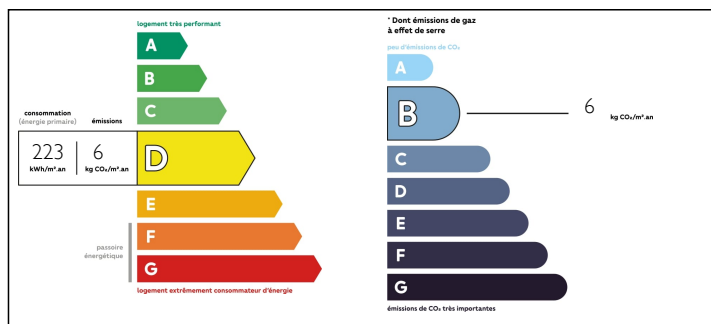
Town:	Voulême
Department:	Vienne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1248 m2



IN BRIEF

Located in a peaceful hamlet just minutes away from a picturesque village, this unique farmhouse presents a lovely opportunity. While some work may be considered, this property exudes charm that is ready to be embraced. The interior, with its equipped kitchen and welcoming living room, provides a friendly space to gather with family and friends. This two-bedroom farmhouse with a living space on the first floor is ready to be reinvented. The surrounding garden, despite needing attention, offers a delightful outdoor setting for your moments of relaxation. Far from standardized criteria, this farmhouse holds genuine potential for customization. If you are seeking a home with soul, a project to shape according to your aspirations, don't miss out on this opportunity. Contact us to schedule a visit.

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

This farmhouse consists of:

A fully equipped kitchen with a living room: 50m²

A hallway: 2.55m²

A bathroom: 6.25m² + toilet

A bedroom: 14.90m²

FIRST FLOOR

A bedroom: 12.49m² (Carrez law: 9m²)

Room: 8.50m²

Room: 8.50m²

The wall separating these two rooms can be removed, creating a single room of 17m².

OUTSIDE

A small gravel terrace

A shelter to be renovated

A garden: 1100m²

This house is heated with a new pellet stove.

Ceramic inertia radiators and an RR heat pump.

Insulation in the attic and walls.

The sanitation is not up to standard.

Good value for money.

NOTES

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