

Superb property on the outskirts of dynamic town with potential for a fabulous home



INFORMATION

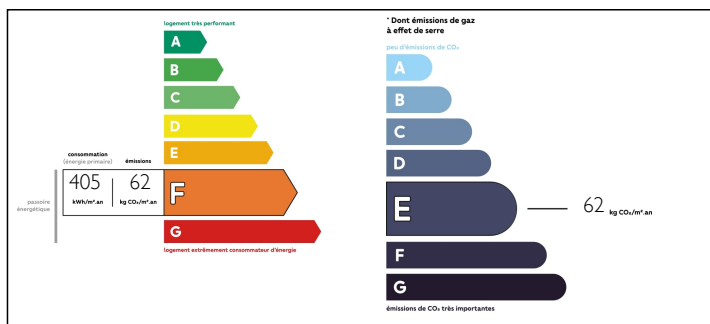
Town:	Secondigny
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	158 m2
Plot Size:	20000 m2

IN BRIEF

This stone built property on the outskirts of Secondigny in the Poitou Charente has all the potential to be a substantial and wonderful home. It consists of two large kitchens, a spacious lounge, large dining room, and four bedrooms along with a family bathroom with downstairs toilet. It does need work but it comes with approximately two hectare of land including a small lake, and three large barns and surrounding garden.



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

Built in 1952 by the first owner with stone from the local quarry, the property also retains the original oak staircase, beautiful oak floors and original tiling. The beautiful front door immediately lets you know the quality of this property. There is an old oil boiler and this will require to be replaced but the radiators and pipework are still in place. Windows also need replacing. The roof will require some attention too. The electrics will also need updating. Fibre is forecast for sometime in 2024. The house is currently on well water. There is a large attic which has great height and could also be used to increase the living space.

Room sizes (approximate) kitchens 22.5m², 27m², dining room 18m², lounge 25m², terrace 17.5m², cellar 47m², bedrooms 16.5m², 16.5m², 18m², 26m²; bathroom 11.25, office 6m².

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

NOTES