

**\*OFFER ACCEPTED \*** One bedroom hamlet house with addition of another to renovate in a hamlet setting near Clave

**EXCLUSIVE**



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Clavé
Department:	Deux-Sèvres
Bed:	1
Bath:	1
Floor:	135 m <sup>2</sup>
Plot Size:	180 m <sup>2</sup>

## IN BRIEF

The main house has been renovated to create a one bedroomed dwelling with an open plan living space with wood burner downstairs with stairs leading to a shower room and bedroom on the 1st floor.

The attached house to renovate is larger. 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.

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

Situated just 2.km from the village of Clave and the large reservoir, the property layout is as follows:

Kitchen/living-room with woodburner: 24 m2

Hall: 2,7 m2

1st floor

Bedroom: 19,2 m2

Shower Room: 2,8 m2

The second house is only partly renovated.

Main Room: 28.27 m2

Smaller Room: 13.56 m2

Upstairs (no stairs)

Large room: 39.83 m2

The property benefits from a microstation sewerage system

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.

The 164 m2 garden un attached is full of trees and bushes, and needs an entrance cut through the high laurels.

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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