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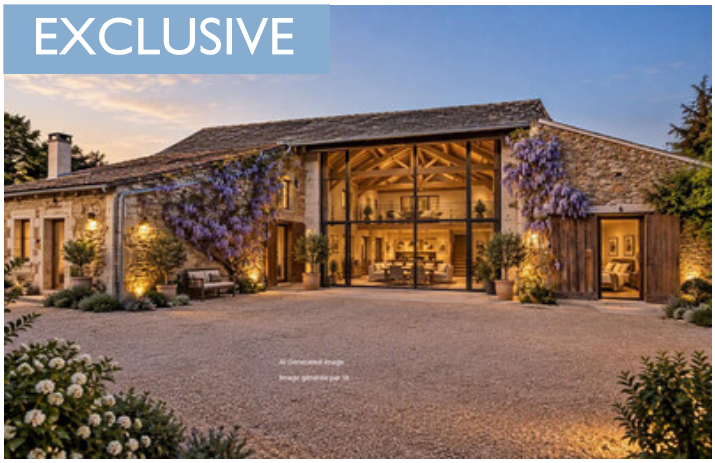
www.frenchestateagents.com

Ref: A29636MGO79

Price: 75 000 EUR

agency fees to be paid by the seller

Extremely large unconverted barn within walled gardens and swimming pool















INFORMATION

Town:	Loretz-d'Argenton
Department:	Deux-Sèvres
Bed:	0
Bath:	0
Floor:	290 m2
Plot Size:	2076 m2

IN BRIEF

An excellent opportunity to purchase a large un-converted barn located in the centre of the village, situated on a large plot with its own swimming pool and gated drive.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

The Barn is located in the grounds of a previously substantial property that sadly will be demolished prior to sale as a result of fire damage.
The plot has in place all the previous utilities including a fosse that has not been inspected.
Due to circumstances the vendor has no intentions of applying for planning permission for the conversion of the barn so this will be the responsibility of the future owner.
The property is ideally located for access to the village of Argenton l'Eglise where you will find a bar, bank, tabac, hairdressers etc.
The larger towns of Thouars (10km) and Montrueil-Bellay (14km). offer everything you could want.
There are excellent rail and airport links offering national and international connections
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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