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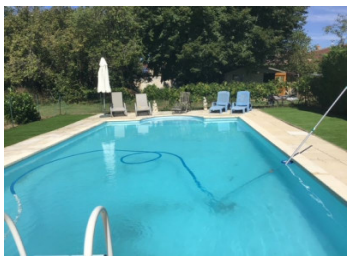
Ref: A30256AF86 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Two 3 bed barn conversions with a pool and large garden set in a village with a bar















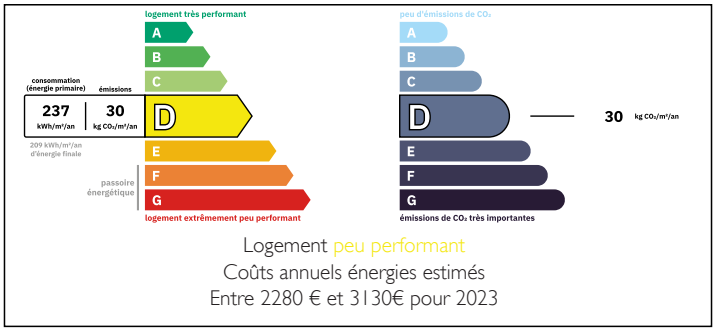
INFORMATION

Town:	Leugny
Department:	Vienne
Bed:	6
Bath:	5
Floor:	240 m2
Plot Size:	2943 m2

IN BRIEF

The main house comprises a large open plan living/dining room which opens to the kitchen and a family bathroom which also has a walk-in shower on the ground floor. A staircase leads to a mezzanine level which has an office space and there is also a room being used as an office space too. The mezzanine level also gives access to 3 double bedrooms and a shower room. Across the courtyard is another 3 bed property in need of some finishing and remedial work and it has a large living room with a wood burner, then a dining room leading to the kitchen. There is a back door which leads to a separate garden and there is a wc under the stairs which lead to a landing with 3 bedrooms all with ensuite shower rooms and a family...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2280 € et 3130€ pour 2023

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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NOTES

DESCRIPTION

Two 3 bed barn conversions with a pool in a village with a bar.
The main house, which has gas central heating and is on mains drainage, comprises a large open plan living/dining room which opens to the kitchen and there is also a family bathroom which also has a walk-in shower on the ground floor. A staircase leads to a mezzanine level which has an office space and there is also a room being used as a second office space. The mezzanine level also gives access to 3 double bedrooms and a shower room.

Across the courtyard is another 3 bed property in need of some finishing and remedial work and it has a large living room with a wood burner, then a dining room leading to the kitchen. There is a back door which leads to a separate garden and there is a wc under the staircase which leads to a landing with 3 bedrooms all with ensuite shower rooms and a family bathroom.

To the outside, there is a summer kitchen, a bread oven, 2 wells, a BBQ, a garden shed, a patio and an enclosed pool area all set in around ½ acre of garden with established fruit trees etc. and lovely views of the countryside.

Set in a village with a bar, less than 10km from Descartes, which has all amenities and less than 20km from Chatellerault, which has access to A10 motorway (Paris/Bordeaux) and a TGV station. UK...