LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35056DCO79 Price: 299 600 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 000 EUR without fees)

Three bedroom old Presbytery with studio appartement , garage, garden and pool.















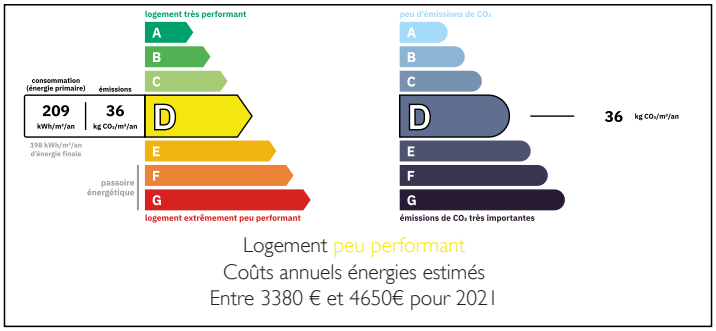
INFORMATION

Town:	Lorigné
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	146 m2
Plot Size:	2407 m2

IN BRIEF

Bright and airy three bedroom detached property with studio appartement, garage, pool and garden. Ready to move into, with a conforming drainage system, new gas central heating boilers to both house and studio, along with a new wood burning stove to the lounge and upgrades electrics makes this a great purchase.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3380 € et 4650€ pour 2021

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.
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NOTES

DESCRIPTION

Entrance 12m² with stairs leading to the first floor
Kitchen / Dining room 23m² fitted and equipped kitchen offering a range cooker and american fridge / freezer
Lounge 22m² with woodburning stove
W.C. 1m² with wash hand basin and access to celler

First floor :

Landing 12m² with stairs to 2nd floor
Bedroom 12m² with fitted wardrobes
Bedroom 10m²with fitted wardrobes
Bedroom 12m²with fitted wardrobes
Bathroom 8m² comprising of bath, shower,wash basin and WC with shower attachment.

Loftspace on the second floor 50m²

Outside :

Studio appartement comprising of an open plan lounge/ sleeping area with fitted corner kitchen 26m² and shower room 3m² comrpising of shower, wash basin and WC.
Bar area 19m²
Covered terrace 29m²
Log store 19m²
Stone building (Laundry drying room) 8m²
Garage 30m²

Heated chlorine pool 8 x 4 with decking around
Garden
Vendors will consider selling furniture with this property.

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

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