LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35722DCO86 Price: 175 001 EUR

agency fees included: 8 % TTC to be paid by the buyer (162 038 EUR without fees)

Spacious three / four bedroom stone farmhouse, ready to move into, with outbuildings and garden















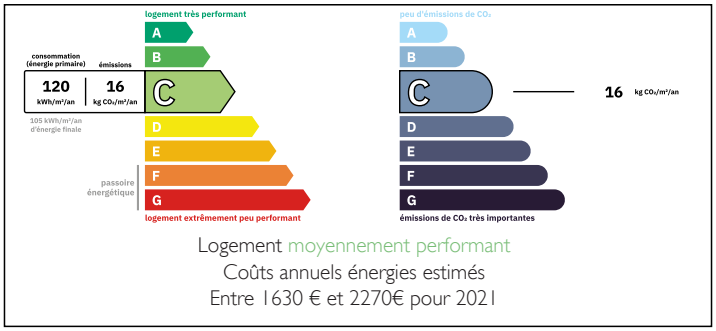
INFORMATION

Town:	Blanzay
Department:	Vienne
Bed:	3
Bath:	2
Floor:	166 m2
Plot Size:	2941 m2

IN BRIEF

A rare gem, a stone farmhouse offering three / four bedrooms, with attached garden, outbuildings and above ground pool(needs a new liner) in a sought after location.
Gas central heating, double glazing this property has a C energy rating and 2941m² of land.
Book your viewing today to avoid disappointment.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1630 € et 2270€ 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.

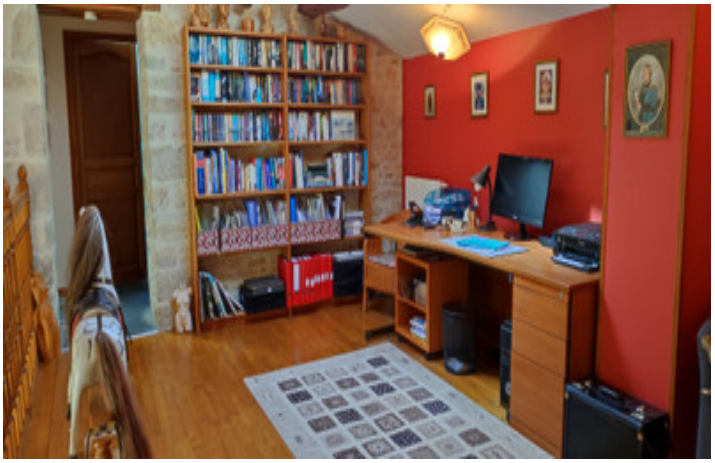
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35722DCO86 Price: 175 001 EUR

agency fees included: 8 % TTC to be paid by the buyer (162 038 EUR without fees)







LOCAL TAXES

Taxe foncière:	**316 EUR**

NOTES

DESCRIPTION

Entrance into Kitchen / Dining area 33m² fitted and equipped with a dishwasher, fridge and range cooker. A wood burning stove at the dining room end.
Utility room 3m² with connections for the washing machine and a water softner
Pantry 3.5m²
W.C. 1.5m² with wash hand basin
Lounge 43m² with insert woodburning stove
Room / Bedroom 31m² This room currently has no heating but is a good sized room

Upstairs :

Mezzanine 19m²
Master bedroom 20m² with ensuite bathroom comprising of corner bath, walkin shower, wash basin, bidet and WC and a dressing room 11m²
Bedroom 16m²
Bedroom 9,5m²
Shower room 4m²comprising of shower, wash basin and WC

Outside :

Workshop 25m² with mezzanine 11m²
Art room 23m²
Car port 29m²
Wood shed 4m²
Storage shed 4m²

Swimming pool 10m x 5m, above ground pool, needing a new liner.
Garden

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