

A two bedroom Village property for total renovation with seperate garden and garage.

EXCLUSIVE



## INFORMATION

Town:	Genneton
Department:	Deux-Sèvres
Bed:	2
Bath:	0
Floor:	84 m2
Plot Size:	395 m2



## IN BRIEF

Located In the centre of this small village in the Deux Sevres. This could be a great opportunity for a first renovation property and or first home that will allow you to design the layout to your liking.

## 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.



## DESCRIPTION

Property consists of one room that seems to have been a combined lounge and kitchen, backroom which would have been a cave that could be utilised as part of the main property.

upstairs, two bedrooms and the loft provide a number of options

the garage and the garden plot are separate from the house and separate of each other but within a close walk of the property

The village itself offers good connexions to a number of local towns and the main road network for airports rail links and motorways

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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