LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37889DCO79 Price: 115 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (105 505 EUR without fees)

Semi-detached 2 bedroom stone house, garage, barn outbuildings, courtyard, and land, conforming drainage !















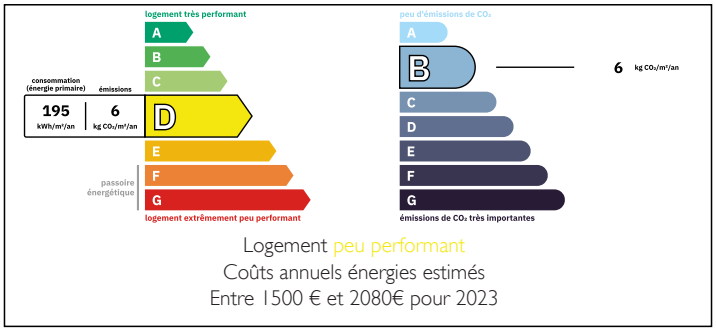
INFORMATION

Town:	Lorigné
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	151 m2
Plot Size:	1940 m2

IN BRIEF

This semi-detached stone house is situated in a quiet location not far from the market town of Sauzé Vaussais. This property offers two bedrooms, but could be refigured to provide three, a large attached barn and other outbuildings around the courtyard and across the road and open wooden barn and a small field. This property benefits from a conforming drainage system.
Viewing essential to appreciate the potential here.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1500 € et 2080€ 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

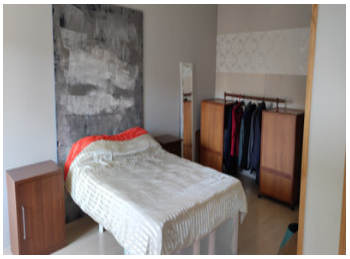
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DESCRIPTION

Entrance
Kitchen / dining room 38.5m² with pellet burning stove
Entrance / laundry room
Lounge 33.3m² with wood burning stove. Mezzanine 18m² accessed via a ladder
Shower room 9m² comprising of shower, wash basin and WC

Upstairs

landing 7m²
WC 1.2m²
Bedroom 15m²
Bedroom 17.5 with bath and wash basin area 10.7m²

Outside :
Barn 154m²
Old cow shed 63m²
Garage 23m²
Open barn 24m²
Potting shed 20m²

courtyard garden with raspberries and strawberries
Across the lane a small field and open wooden barn 100m²
And no expense required on the drainage as it conforms to todays standards !

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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