

FOR SALE - Property to renovate- 2 houses - 280m - AUBIGNÉ (79110)



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Aubigné     |
| Department: | Deux-Sèvres |
| Bed:        | 1           |
| Bath:       | 1           |
| Floor:      | 280 m2      |
| Plot Size:  | 7830 m2     |

## IN BRIEF

Property complex located in a small hamlet in the commune of Aubigné, comprising two old houses in need of renovation with outbuildings, detached barn and separate plot of land, totalling approx. 7,832 m².

Ideal for a family project, rental investment or tourism (gîtes, chambres d'hôtes).

House 1: 3 rooms, kitchen, bathroom, attic suitable for conversion, garage, garden.

Adjoining house 2: kitchen, living room, bedroom, bathroom, WC, storeroom, attic, courtyard, small roofs.

Detached barn + non-adjoining land.

Work to be carried out. Property not subject to DPE.

Close to Chef-Boutonne and all amenities.

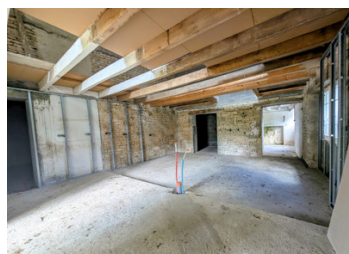


## ENERGY - DPE

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

In the countryside, in a peaceful, unspoilt setting, come and discover this ensemble of properties to renovate, offering numerous development possibilities, particularly for a family, rental or tourist project.

The property comprises two old houses in need of renovation, outbuildings, a barn and non-adjointing land, with a total surface area of approx. 7,832 m<sup>2</sup>.

First house:

Ground floor: three rooms (49, 31 and 34 m<sup>2</sup>), concrete floor and drains already in place. Old kitchen 17 m<sup>2</sup>, shower room 5.3 m<sup>2</sup> and WC 2.2 m<sup>2</sup>. First floor: attic suitable for conversion covering 177 m<sup>2</sup>.

Adjoining garage 38 m<sup>2</sup>, courtyard and garden to the front of the house.

Second attached house :

Ground floor: kitchen 21 m<sup>2</sup>, sitting room 18.5 m<sup>2</sup>, living room 23m<sup>2</sup>, bedroom 10 m<sup>2</sup>, WC, bathroom 5.5 m<sup>2</sup>, hallway, storeroom.

First floor: attic 118 m<sup>2</sup>

To the front: small enclosed courtyard

To the rear: small courtyard, courtyard 12 m<sup>2</sup>, small roofs 30 m<sup>2</sup>

Additional features: detached barn.

Non-adjointing land with garden area.

Benefits: Great potential for renovation.

Interesting volumes.

Numerous outbuildings.

Possibility of creating several dwellings or gîtes.

Ideal for a tourist or multi-generational project.

Property not subject to ECD (no heating system).  
Work to be planned.

Located close to Chef-Boutonne and its amenities.

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## NOTES