LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39968GVC86 Price: 80 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (72 728 EUR without fees)

Fabulous renovation project in the heart of the Loire Valley

EXCLUSIVE















INFORMATION

Town:	Berrie
Department:	Vienne
Bed:	2
Bath:	1
Floor:	72 m2
Plot Size:	1820 m2

IN BRIEF

This beautiful Maison de Maitre is a perfect opportunity if you are, looking for a renovation project in the heart of the French countryside.

An extensive private garden, a second property and large dependences, means there are so many different ways the property can be developed.

Whilst the houses need complete renovation, the main property has been occupied until recently. Electricity, water and telephone are all connected and working.

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.

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NOTES

DESCRIPTION

The main house consists of an entrance hall, living room, kitchen and functioning WC. the original staircase leads to the first floor with landing, two bedrooms and small shower room. from the first floor the staircase takes you to the attic space that could be converted into addition bedroom/bathroom spaces.

Although the house is in need of renovation it retains all of its original charm and numerous original features.

The second property is arranged across a single storey, although there is potential to put in a staircase and create additional accommodation on the first floor. Again this property is in need of significant restoration, however, plumbing and electrics are connected, although will need completely updating.

The grounds of the property have a number of aditional outbuildings and a very large barn space.

The property is located in a small community of wine makers, farmers and families & is surrounded by beautiful countryside. in addition, the village is just ten minutes drive from the stunning town of Montreuil Bellay with it's chateau,; restaurants, excellent supermarket, shops, pharmacy, doctors etc. Loudun another vibrant town is just fifteen minutes in the opposite direction.

The historic town of Saumur with a busy TGV station, many shops, and attractions is less than half an hour away. Poitier and Tours, both with airports, vibrant city centres and TGV stations are approximately an hour from the area.

Information about risks to which this property is exposed is available on the Géorisques website :...