

House to finish on edge of village - solid modern construction with tuffeau stone exterior, habitable studio

EXCLUSIVE



INFORMATION

Town:	Berthegeon
Department:	Vienne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	9000 m2

IN BRIEF

A set of two beautiful buildings, the first one along the road has a pretty façade with vines, and entry via a huge custom-made gate, houses an independent studio, workshop/garage with pit and storage space, plus covered parking. This building ensures the privacy of the second, a residential construction project located behind it. This house is built of concrete with IPN beams, and all the façades have been covered with stone, with the addition of a covered terrace on the west side. The interior is modern and all the openings are fitted with double glazing. The shell of the building is already complete with 200m² of living space, including a 50m² main room and a veranda (with an old well in the centre). However, all the interior finishes still need to be done. Some cables have been installed,...

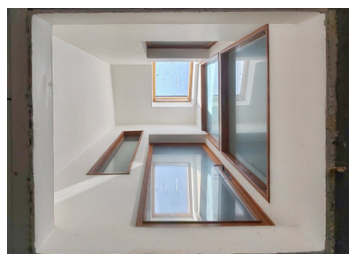


ENERGY - DPE

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.



LOCAL TAXES

Taxe foncière: 247 EUR

NOTES

DESCRIPTION

This is a great opportunity to put your own stamp on a place - all the main construction work has been completed. Plans and planning permission in place - all you need to do is decide the finer details of how you want to lay out the interior and what sort of heating you'd prefer then finish it to your own specifications.

Set slightly back from a peaceful road on the edge of the village of Berthegeon, the first building has no windows to the road, thus maintaining privacy for both the studio apartment (which is basic but liveable, with kitchen area, woodburner, shower and washbasin) and everything that lies beyond. The studio apartment is a smaller space within a barn-like structure, and you could easily enlarge it into that space both upwards and outwards but in the short-term it would make a good base from which to oversee the renovations on the main house. There is also a WC with washbasin.

The main house offers a total of 200m² of future living space and, whilst the walls, windows, and roof are all in place, making the building watertight, it offers a great blank canvas in which to create your dream home. The initial plans provide for a 50m² space to incorporate kitchening, dining and living areas, plus 2 bedrooms downstairs, 2 more bedrooms upstairs, bathrooms up and down, and a study, as well as the conservatory, but it's not too late to modify this to...