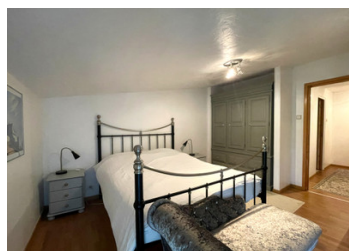


Ensemble of 2 renovated houses with independent barn and several outbuildings. Set on 3,775 m .



INFORMATION

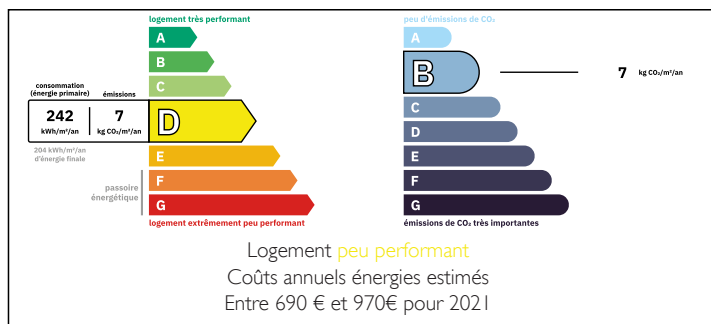
Town:	Asnières-sur-Blour
Department:	Vienne
Bed:	4
Bath:	2
Floor:	143 m2
Plot Size:	3775 m2



IN BRIEF

These two adjoining houses, each with two bedrooms, are located in a peaceful hamlet in the heart of the countryside and offer great potential. The first has an open-plan kitchen and living room with a wood-burning stove, as well as two bedrooms and a bathroom with WC upstairs. The second, which has been successfully operated as a holiday gîte, has an open-plan kitchen and living room with a wood-burning stove. Upstairs there are two bedrooms and a bathroom with WC. All the furniture in the gîte is included in the sale. Both houses are fully double-glazed and both have an energy rating of D. They are connected to mains drainage. The roofs of the barn and houses are relatively recent.

ENERGY - DPE



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

The layout is as follows.

First house.

Open plan kitchen living room (41 m²)

Bedroom 1 (12 m²)

Bedroom 2 (9 m²)

Bathroom with bath, washbasin and WC (5 m²)

Gîte.

Open plan kitchen living room (38 m²)

Bedroom 1 (13 m²)

Bedroom 2 (15 m²)

Bathroom with bath, washbasin and WC (4,5 m²)

The independant barn 90 m² with an adjoining outbuilding (37 m²) comprising 2 rooms together with several little outbuildings complete the ensemble. The adjoining garden is to the rear of the property.

LOCAL TAXES

Taxe foncière: 560 EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES