LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42472LW86 Price: 110 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (110 000 EUR without fees)

Impressive detached stone house, to renovate, with large garden and opportunity to acquire more land.















INFORMATION

Town:	Payroux
Department:	Vienne
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	8536 m2

IN BRIEF

UNDER OFFER A superb opportunity to purchase this grand maison de maître and complete the renovations to your requirements and taste. The property has an outbuilding/garage and large garden, located in a rural hamlet with glorious views of the surrounding countryside.

Currently the property has 3 large bedrooms and a bathroom (to be completed) on the first floor. The entire attic/top floor could also be developed into habitable space that could create a fantastic master suite or more bedrooms if you were looking to run a chambre d'hôte/B&B.

Downstairs are 2 attractive living rooms as well as a central room, with fireplace, that could be an attractive and inviting kitchen.

There is a large garden behind the house, an outbuilding/garage and the possibility to purchase more grazing land of around 8.6 acres

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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LOCAL TAXES

Taxe foncière: **584 EUR**

NOTES

DESCRIPTION

This impressive, detached, property sits in a beautiful location with far-reaching views across the countryside. Renovations have been started on the house, notably on much of the electrical installation, but with more still to be completed this offers you an ideal opportunity to create the home (or business) of your dreams.

Downstairs the central entrance door leads into a room full of character, with an oak staircase leading to the first floor, a large open fireplace and original stone floor. With plumbing and a sink already fitted this would make an ideal kitchen.

On each side are pleasant reception rooms with exposed stone walls and patio doors leading to the back garden.

The single storey extension has a boiler room (no current heating but pipework in place) as well as a bathroom and separate wc.

On the first floor are 3 bedrooms and a bathroom with wc (shower to be fitted).

The second floor is currently an attic space but could be more living space/bedrooms subject to your needs.

To the side of the house is a garage as well as a large hangar/open sided outbuilidng. which could be renovated to offer undercover parking or perhaps a deligthful private terrace. The back garden, requires clearing of overgrowth, but is a fantastic size with numerous impressive palm trees.

With the possibility to purchase 2 large fields, for an extra cost, one opposite the house, one attached to the current garden, this property could be perfect for those looking for a...