

Countryside renovation project in Coulonges

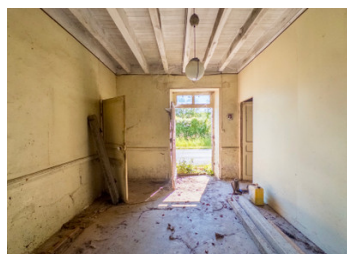


INFORMATION

Town:	Coulonges-les-Hérolles
Department:	Vienne
Bed:	3
Bath:	0
Floor:	76 m2
Plot Size:	3587 m2

IN BRIEF

Charming countryside renovation project with great potential, featuring a kitchen, living room, 3 bedrooms, basement, barn, well, and 3,587m² of land. Full renovation required. No bathroom or water connection currently 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: 216 EUR

NOTES

DESCRIPTION

Set in beautiful countryside surroundings, this charming renovation project offers fantastic potential to create a wonderful rural home. The property currently comprises an entrance into the kitchen leading through to a living room, with all rooms requiring full renovation throughout. Upstairs, there are three bedrooms, offering ample space for family living or a countryside retreat.

The property also benefits from a basement, a barn full of possibilities, and a traditional well. Set on a generous plot of approximately 3,587m², the land provides plenty of outdoor space for gardens, animals, or further development projects.

Please note there is currently no bathroom, and water is not connected to the property, making this an ideal opportunity for buyers seeking a complete restoration project in a peaceful rural setting.

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