

Three bedroom house with summer kitchen, garage and gîte to renovate in quiet hamlet near Faye l'Abbesse



## INFORMATION

Town:	Faye-l'Abbesse
Department:	Deux-Sèvres
Bed:	3
Bath:	0
Floor:	161 m2
Plot Size:	1441 m2



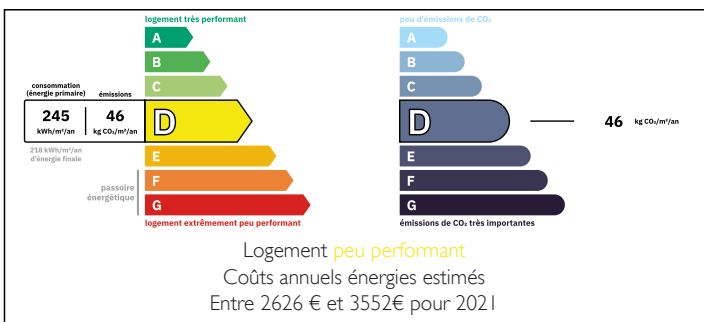
## IN BRIEF

Located in a small hamlet just 3 kilometres from the village, this is a charming and practical property. Outside there is plenty of parking on the generous courtyard to the front of the house. Inside, the rooms are well proportioned with high ceilings and plenty of natural light. The separate gîte which has been stripped back ready for renovation would be a great source of additional income.

For day-to-day amenities, Faye l'Abbesse is only a few minutes' drive away. A little further afield, but still less than 15 minutes by car, the historic town of Bressuire is a significant regional centre boasting a wide range of shops, restaurants, leisure and cultural facilities as well as rail and bus stations.

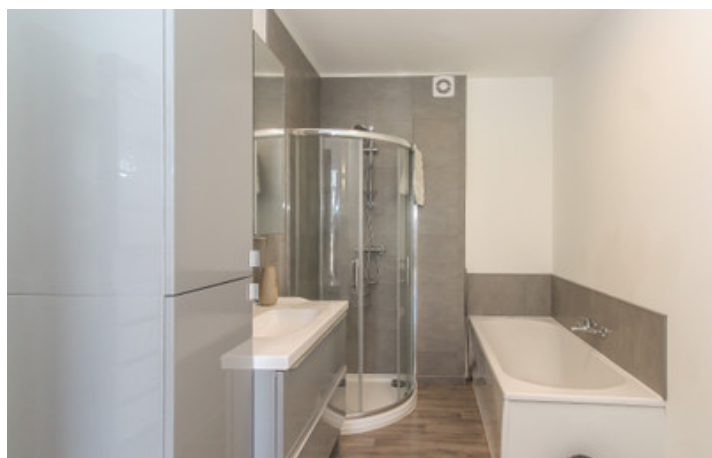
The trip to Poitiers with its tourist attractions and international airport takes about 75 minutes...

## 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

### GROUND FLOOR

Entrance hall 6m<sup>2</sup>  
Bathroom 6m<sup>2</sup>  
Kitchen/dining room 34m<sup>2</sup>  
Sitting room 35m<sup>2</sup>

### FIRST FLOOR

Landing 12m<sup>2</sup>  
Bedroom 24m<sup>2</sup>  
Bedroom 16m<sup>2</sup>  
Bedroom 16m<sup>2</sup>  
Shower Room 4.5m<sup>2</sup>

### OUTSIDE

Double garage  
Courtyard  
Summer kitchen with cave

## LOCAL TAXES

Taxe foncière: **990 EUR**

### GITE GROUND FLOOR

Kitchen / living room to renovate 40m<sup>2</sup>  
Bathroom to renovate 12m<sup>2</sup>

### GITE FIRST FLOOR

Room to renovate 20m<sup>2</sup>

This property is also available for sale with the adjacent property (REF: A24625TLO79)

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

## NOTES