

Country house to renovate with outbuildings

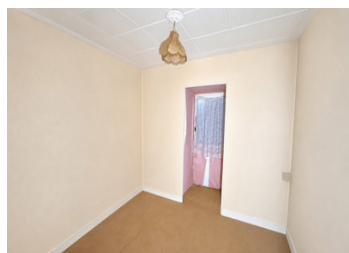


INFORMATION

Town:	Haims
Department:	Vienne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	1217 m2

IN BRIEF

Charming countryside property set in a peaceful rural location, enjoying lovely open views over the surrounding landscape. The house offers multiple rooms with flexible layout potential, including two bedrooms, making it ideal for a renovation project tailored to your needs. Additional features include outbuildings such as a stable and garage, along with a pleasant garden perfect for enjoying the outdoors. Renovation work is required, offering an excellent opportunity to add value. Conveniently located near Haims, Saint-Savin, and Montmorillon, with easy access to local amenities.

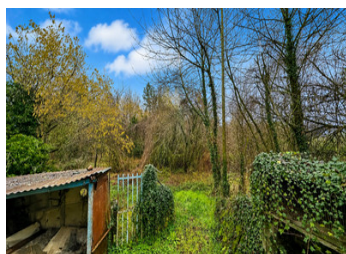


ENERGY - DPE

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.



DESCRIPTION

Charming country home set in a calm and rural environment, offering excellent renovation potential (subject to the necessary permissions).

The property is entered via the kitchen, which serves as the main entrance. To the right, there is a space ideal for creating a bright living room. To the left, a room that could be used as a bedroom, along with a second bedroom, both lead to a shower room and separate WC. The layout offers a solid base for a custom renovation project.

Outside, the property benefits from several outbuildings including an adjoining stable, a small covered structure, and a garage. A pleasant garden completes the property, enjoying lovely open views over the surrounding countryside, ideal for those seeking peace and nature.

NOTES

The location is ideal, just 2 km from the village of Haims with its charming restaurant. Saint-Savin is 6 km away with shops, medical services, and a supermarket. Montmorillon is only 10 km away, offering a hospital and schools. Poitiers is accessible within approximately 50 km.

Video tour available on request.

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