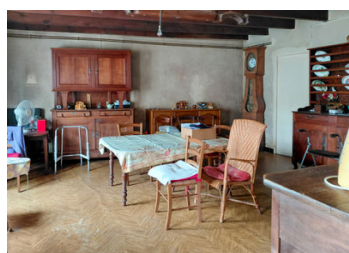
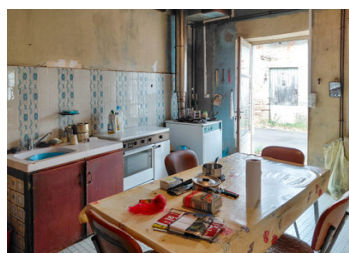


Spacious 4-Bedroom cottage to renovate with garden - close to Ruffec



INFORMATION

Town:	Voulême
Department:	Vienne
Bed:	4
Bath:	1
Floor:	127 m2
Plot Size:	1142 m2



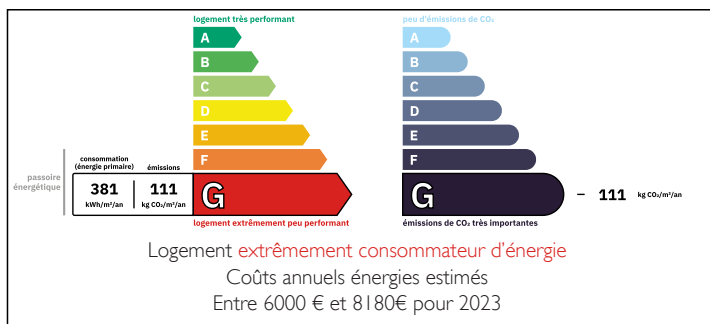
IN BRIEF

If you're searching for a charming country cottage in a peaceful setting, whilst being close to amenities, this property could be the perfect match!

Located less than 15 minutes from the vibrant market town of Ruffec, it represents a fantastic investment opportunity. The cottage offers generous proportions throughout, featuring four bedrooms, a living room, kitchen/diner, bathroom and a versatile attic space with potential for conversion, (subject to the necessary permissions).

There is also a spacious garden and a large wooden barn. While it does require some renovation, the possibilities here are endless!

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

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Ground Floor :

Hall : 9.7m²

Kitchen : 16.4m²

Living Room : 31m²

Bedroom : 18.9m²

Bedroom : 15m²

Bedroom : 12.3m²

Bedroom : 13.5m²

Bathroom : 7.3m²

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

NOTES