LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46898CHR79 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)

Pretty newly renovated south facing stone house with small garden

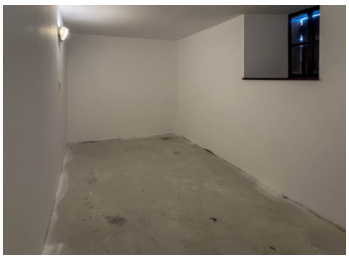














INFORMATION

Town:	Lorigné
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	143 m2
Plot Size:	301 m2

IN BRIEF

Beautiful fully renovated stone house, combining traditional French charm with modern comfort. Located in a peaceful hamlet 10 minutes from Sauzé-Vaussais, this property offers spacious and bright living areas set on a 301 m² plot.

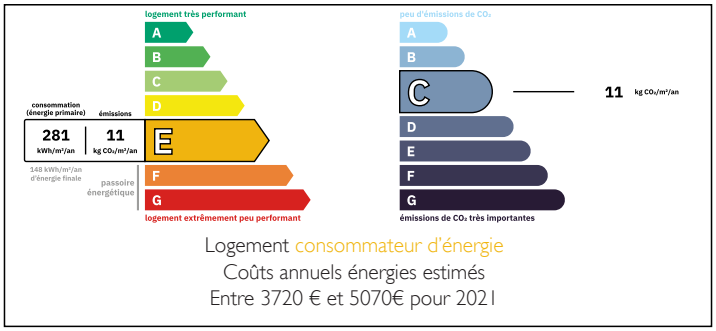
Key Features:

Excellent Structural Condition: Brand new roof (2024), with electricity and plumbing fully redone by professional tradesmen. Move in with peace of mind!

Generous Volumes: 143 m² of bright and functional living space.

Outbuildings & Parking: Enclosed garden, private courtyard with space for 2 cars, and a 35 m² stone outbuilding.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3720 € et 5070€ pour 2021

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: **654 EUR**

NOTES

DESCRIPTION

Located in a hamlet just a few minutes from Sauzé-Vaussais, this renovated stone house offers 143 m² of living space.

On the ground floor: entrance into fully fitted and equipped kitchen of 25.5 m², recently renovated. The spacious and bright living room of 29.35 m² features tiled flooring, an open fireplace, and direct access to the garden. A WC with a washbasin. A hallway/entrance area of 14.45 m² with a staircase also leads to a 9.30 m² room, ideal as an office, guest bedroom, or utility room, with flooring to be finished.

Upstairs, there is a 7.12 m² attic room and a landing leading to two generous bedrooms of 19 m² and 31 m², with flooring to be completed. A large newly fitted bathroom includes a bathtub, shower, sink, and WC.

The house has undergone major renovations carried out by professionals, including a new roof in 2024, as well as completely updated electrical and plumbing systems. The front door is double-glazed wood, while the windows are single-glazed.

Outside, the property benefits from an enclosed front garden with a stone outbuilding of approximately 35 m². At the rear, there is a courtyard with space to park two vehicles. The entire property sits on a plot of 301 m².

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