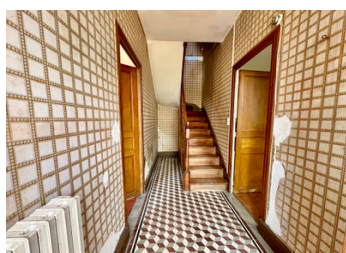


Hamlet maison de maître in the south Loire Valley, 130 m2 for renovation, outbuildings, fenced plot, 1.4ha.

EXCLUSIVE



INFORMATION

Town:	Dercé
Department:	Vienne
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	15590 m2

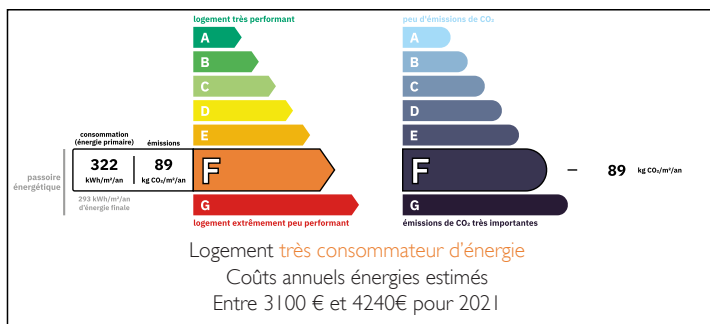
IN BRIEF

Maison de maître in need of renovation, rustically habitable before works are carried out.

The property has very large outbuildings that offer a variety of potential uses.

It has a fenced plot of 1250 m2 and a 14340 m2 land in total.

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.



LOCAL TAXES

Taxe foncière: **671 EUR**

NOTES

DESCRIPTION

THE PROPERTY IN DETAIL:

- Entrance 7 m2 old cement tiles
- Dining room/bedroom 17.5 m2 with 2 windows, tomettes, fireplace
- Living room 20 m2 with 1 window, wooden floor, fireplace
- Kitchen 10 m2
- Dining room 17.7 m2 partition with kitchen can be removed.
- Unheated veranda 20 m2
- Bathroom 6 m2
- separate WC
- Storage room 7 m2 in front of bathroom and WC with boiler.

First floor

- 1.5 m2 landing leading to two bedrooms and a linen room
- 17.5 m2 bedroom with wooden floor and fireplace
- 20 m2 bedroom with wooden floor and cupboard
- Linen room, future shower room? 3.5 m2
- Convertible attic 45 m2 .

OUTBUILDINGS:

- Old house 28 m2, room with terracotta floor tiles, fireplace, beams to enlarge the current part?
- Two other rooms totalling 22 m2.
- Barn 40 m2
- Press and stable 50 m2
- Garage 41 m2.
- Small pigsty
- well

TECHNICAL POINTS:

- double glazing on all frames, except the conservatory
- oil-fired central heating
- Non-compliant septic tank
- well

THE AREA:

Small village of Dercé, ideally situated for forest walks and cycling with the green line nearby.