LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48190FNM86 Price: 350 000 EUR

agency fees to be paid by the seller

Very beautiful tuffeau house, quality renovation, on the doorstep of Anjou and Saumurois.















INFORMATION

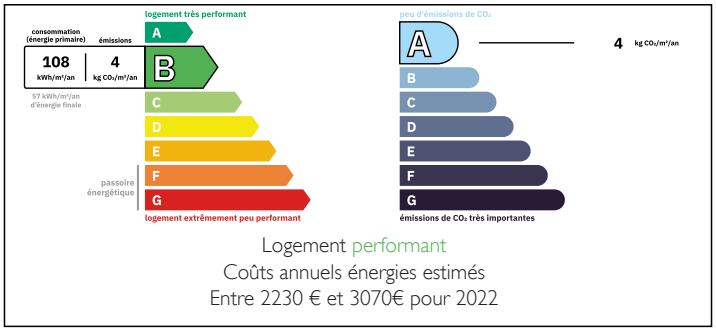
Town:	Ternay
Department:	Vienne
Bed:	3
Bath:	2
Floor:	224 m2
Plot Size:	7000 m2

IN BRIEF

Beautiful stone detached house with barn and business potential. Discover this charming tuffeau stone detached house, offering spacious rooms and exceptional business potential. Ideally located, it is just a short drive from all shops (8 minutes by car), ensuring a convenient and enjoyable lifestyle. The property sits on a large plot with an orchard, providing plenty of outdoor space to relax and enjoy. You will also appreciate the numerous outbuildings that complement the property, perfect for storage, personal projects, or business development. This house is a rare opportunity for those looking for a home that combines character, space, and potential. 2 cellars, 2 bread ovens, a terrace.

Main features: Tuffeau stone detached house with covered terrace Barns, orchard Numerous outbuildings Close to shops Spacious rooms with business potential

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2230 € et 3070€ pour 2022

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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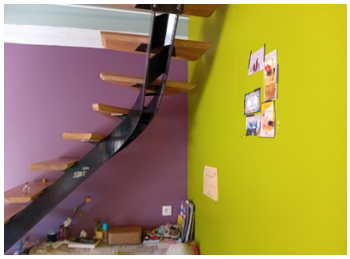
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LOCAL TAXES

Taxe foncière:	**1256 EUR**

NOTES

DESCRIPTION

House comprising on the ground floor:
A fitted kitchen 33 m²
A dining room with a 15th-century fireplace 38 m²
A living room 49 m²
A secondary entrance with shower and WC 16.5 m²
A covered terrace
Upstairs: A 14 m² bedroom with mezzanine
A 13 m² bedroom with mezzanine
A WC 1.70 m²
A bathroom with shower and two basins 14.5 m²
A 12.5 m² bedroom with 3.4 m² dressing room
Laundry room 15.5 m²
Outside:
A 60 m² garage
Two wells
Two bread ovens
A 70 m² cellar
A second 70 m² cellar
A small 16 m² garage
An old house to restore over two floors, with fireplace a 23 m²
An adjoining stable with a 32 m² convertible attic
On a 3420 m² plot
All measures are indicative

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