

Stone farm house with a second house to renovate, barns, garden and detached woodland



INFORMATION

Town:	Chaunay
Department:	Vienne
Bed:	2
Bath:	2
Floor:	105 m2
Plot Size:	4675 m2

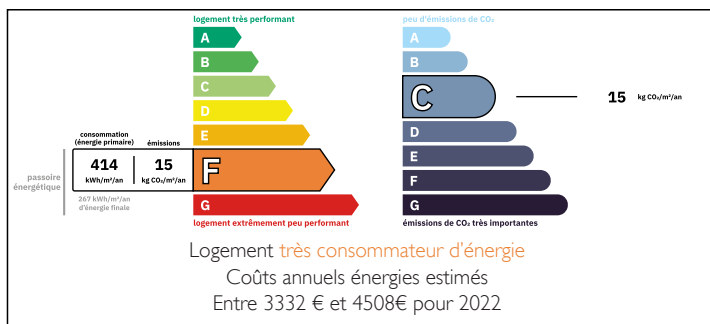
IN BRIEF

Stone farm house offering 2 bedrooms, 2 bathrooms, barns, garden and a detached woodland just 4 km from the centre of the village of Chaunay with everything you need on a small scale. Easy access into the RN10, main road from north to south allowing easy travel. The popular market towns of Civray and Lezay are within a 20 minute drive.

There is a second house that could be renovated for a family member or business potential, requiring planning permission.



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

Kitchen 17m² fitted with a wood burning cooker

Dining room 11m²

Lobby area 3m²

Bathroom 6m²

Lounge 28m² with wood burning stove

Upstairs :

Landing 3m²

Shower room 3m²

2 Bedrooms of 15m²

The drainage system to the house will need to be replaced as not conforming to today's standards

Outside :

Attached barn 81m²

Workshop 37m²

Barn 25m²

Stone shed 32m²

Many of the roofs will need work !

Cottage comprising of 3 rooms on the ground floor
11m², 8m² and 18m²

Another cottage with just one ground floor room of
30m²

Both these cottages need a complete renovation as
have soil floors and will need new roofs

Attached garden and field and a detached woodland
completes this lot.

NOTES

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