LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48296DCO86 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Two houses offering 3 bedrooms in total, barns, garden and detached land















INFORMATION

Town:	Saint-Sauvant
Department:	Vienne
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	5189 m2

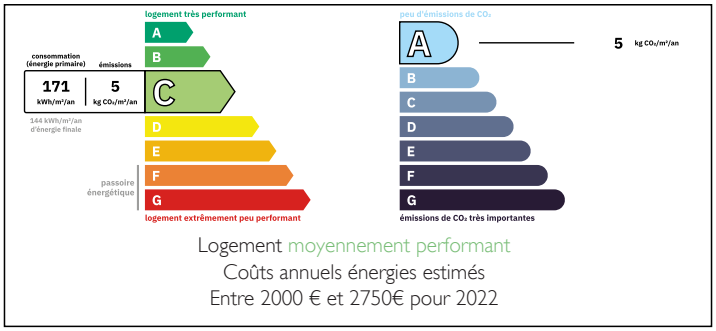
IN BRIEF

A little gem, This property has two houses, with potential to create more living space if needed in the loftspace.

One house offers 1/2 bedrooms and the other 2 bedrooms, so a business would be possible here for gites or air b&b

Book your viewing today to avoid disappointment.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 2000 € et 2750€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

House 1 :
Lounge 22m²
Kitchen/diner 32m² with range cooker included.
Upstairs :
Bedroom 32m² with ensuite shower room and WC and 2 separate dressing rooms
Snug lounge / 2nd bedroom 22m²
House 2 :

Entrance 12m²
passageway 3m²
Pantry 4m²
Kitchen/ dining room 21m²
Lounge 23m²
Passageway 10m²
2 bedrooms 12m² and 10m²
WC
Shower room 3m²

Outside : Workshop 70m²
Potting Shed 9m²
Open barn 307m²
Chicken shed, polytunnel, garden, fruit orchard and courtyard.
This property benefits from double glazing, and conforming drainage system to house 1(house 2 is not conforming), spacious, bright andin a quiet location.

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

NOTES

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