

Stone house to renovate with outbuildings in a rural location.

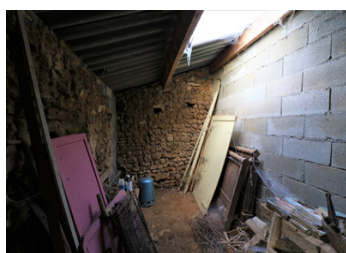


## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Saint-Sauvant |
| Department: | Vienne        |
| Bed:        | 0             |
| Bath:       | 0             |
| Floor:      | 60 m2         |
| Plot Size:  | 881 m2        |

## IN BRIEF

Searching for a renovation project? This attractive stone house is located close to Saint-Sauvant in the Vienne and offers three rooms downstairs to renovate with the possibility of extending into the loft. There's a utility room in a separate building outside, including a shower and WC. There's also plenty of outbuilding space, including stone sheds, a good sized hangar and a garage.



## ENERGY - DPE

DPE not required.

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: 252 EUR**

## NOTES

## DESCRIPTION

Large living/dining room, 36 m2, with open fire place and loft access via a hatch in the ceiling.

Steps up to further room, 12.2m2 with sink and access to low section of attic, suitable for storage only.

Further adjoining room of 9.8 m2.

On either side of the house are two stone sheds, both approx 8 m2.

In the garden, there's a lean-to approx 8 m2 divided into 3 small rooms: WC, shower room with washbasin and utility room.

Large hangar, 22.5 m2, with mezzanine storage.

There's a further shed and a wooden garage on the small piece of land outside the house.

The property is located to the south-west of historic Poitiers. The closest market towns are Lezay, Lusignan and Couhé. The marshlands of the Marais Poitevin are within an hours drive, with the cost beyond at La Rochelle (approx 1h 20 mins). There are several tourist attractions in the region including Futuroscope, Le Puy du Fou and la Vallée des Singes. TGV rail link at Potieirs. Airports: Poitiers, La Rochelle and Limoges.

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