



Ref: A29110DCO79

Price: 85 800 EUR

agency fees included: 10 % TTC to be paid by the buyer (78 000 EUR without fees)

Semi- detached house for renovation offering potential for 3 bedrooms. Attached garden and outbuildings.



INFORMATION

Town: Lezay

Department: Deux-Sèvres

Bed: 2

Τ Bath:

Floor: 158 m² Plot Size: 1431 m2









Close to the market town of Lezay, this property is, once renovated, will be a beautiful family home or holiday home.

Potential to create 3 bedrooms in this stone house. It has a spacious ground floor and attached barn and garden.

If you are looking to create your dream home, look no further, book your viewing today.

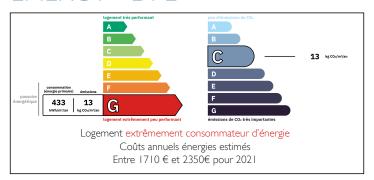








ENERGY - DPE



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.



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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Kitchen / dining room 29m² Lounge 36m² passageway 7m² Room 7m²- potentially a utility room Passaeway 7m² Bathroom 14m² WC 1.5m²

First floor:

 $38m^2$ at the top of the stairs and another room of $31m^2$.

Outside:

Barn attached to the house and accessed from the passageway 20m²
Barn 34m²
Old dog kennel 12m²
Can part 31m²

Car port 21m²

Attached garden

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