

Village house in charming location with external renovations largely complete. The interior - a blank canvass.



## INFORMATION

Town:	Oroux
Department:	Deux-Sèvres
Bed:	1
Bath:	1
Floor:	0 m <sup>2</sup>
Plot Size:	237 m <sup>2</sup>



## IN BRIEF

This beautiful stone-built property will make the perfect project for anybody looking for a spacious property in a peaceful rural location. About 5 minutes by car from the main road between Parthenay and Poitiers, it's a great jumping off point for exploring the Deux-Sèvres and the Vienne. The journey to Poitiers with its international airport TGV and tourist attractions takes about 45 minutes, whilst day to day amenities at Thénézay and La Ferrière-en-Parthenay are both less than 7 km away.

Inside the rooms are well-proportioned with plenty of natural light with a total interior surface area of 160m<sup>2</sup>. All but one of the windows have been double glazed and the roof has been renewed. Beyond that, the exterior walls have been re-pointed and the gutters replaced.

Details as follows:

## 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.



## DESCRIPTION

### GROUND FLOOR:

Kitchen 17m<sup>2</sup>

Dining room 25m<sup>2</sup>

Living room with fireplace 30m<sup>2</sup>

Bedroom 12.5m<sup>2</sup>

Bathroom en suite

### FIRST FLOOR:

Attic room 30m<sup>2</sup>

Attic room 42m<sup>2</sup>

### OUTSIDE:

Small garden to front and side

Old bread oven

Well

A new septic tank will be required,

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

## LOCAL TAXES

Taxe foncière:

906 EUR

## NOTES