



Ref: A32644DRO86

Price: 64 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (58 000 EUR without fees)

#### A 2 bedroom village property with attached barn and garden











# ENERGY - DPE

DPE not required.

# INFORMATION

Town: Plaisance

Department: Vienne

Bed: 2

Bath:

Floor: 88 m<sup>2</sup>

Plot Size: 360 m2

## IN BRIEF

Situated in the popular village of Plaisance - in need of updating but benefits from mains drains and double glazing - would make a great holiday home with its manageable sized garden

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

Enter the house directly into a kitchen / dining room  $4.8 \text{m} \times 4.4 \text{m}$  - open fireplace - requires a new kitchen to be installed

Door to living room 4.5m x 4.4m

from the kitchen a small hallway to a toilet and a separate bathroom  $2m \times 3.3m$ 

Oak stairs from kitchen to first floor

Bedroom I  $5.1m \times 4.5m$ 

Bedroom 2 4.4m x 4.1m

Attached barn of approx 94m2

Attached garden with small outbuilding

Potential of expanding living area into the barn with permissions

Windows - double glazed Mains Drains Heating - none Attached on house side

The property is need of complete re-decoration, new bathroom and kitchen plus a a heating system of your choice

Plaisance has no shops but benefits from a bread and pizza machine

The town of Montmorillon is approx 15 minutes away where you will find all the larger supermarkets, banks, restaurants etc

The airports of Poitiers and Limoges are under an hour away

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