

A 2 bedroom village property with attached barn and garden

EXCLUSIVE



INFORMATION

Town:	Plaisance
Department:	Vienne
Bed:	2
Bath:	1
Floor:	88 m2
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



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

Enter the house directly into a kitchen / dining room 4.8m x 4.4m - 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 x 3.3m

Oak stairs from kitchen to first floor

Bedroom 1 5.1m x 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

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

NOTES