

Rare opportunity, Spectacular home to be restored in the middle of a very quite village



INFORMATION

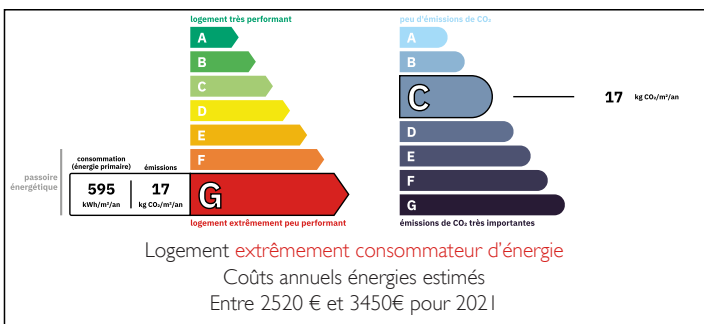
Town:	Plaine-et-Vallées
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	166 m2
Plot Size:	1184 m2



IN BRIEF

Discover this charming, peaceful village, ideal for those seeking peace and serenity. With enormous potential, this property in need of renovation is a real opportunity to live here or to make it your holiday destination. Its brand-new slate roof guarantees excellent insulation and durability. Whether you're looking for a permanent home or a place to relax, this house will meet all your expectations. Imagine enjoying the peaceful surroundings, creating precious memories or simply recharging your batteries. Don't miss this chance to make your dream a reality. Contact us today for more information and let yourself be seduced by this exceptional location. Your future begins here, in this peaceful village where anything is possible!

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.



DESCRIPTION

The dwelling house comprises:

- 21 m² entrance hall
 - 32 m² sitting room (formerly a shop).
 - 21 m² kitchen
 - 8 m² bathroom.
- There is an adjoining room measuring 16m².

First floor:

A 4 m² corridor leading to:

A 33 m² bedroom.

There is also a small 4.5m² room.

A second room measuring 8 m².

A 21 m² bedroom.

Second floor:

A 75 m² convertible attic.

Outside, there is a 30m² garage.

And a 30m² attic.

All measurements are indicative and approximate.

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

LOCAL TAXES

Taxe foncière: 443 EUR

Taxe habitation: 401 EUR

NOTES