

Two small stone houses in the countryside with single-level living, a large garden, and a few outbuildings.



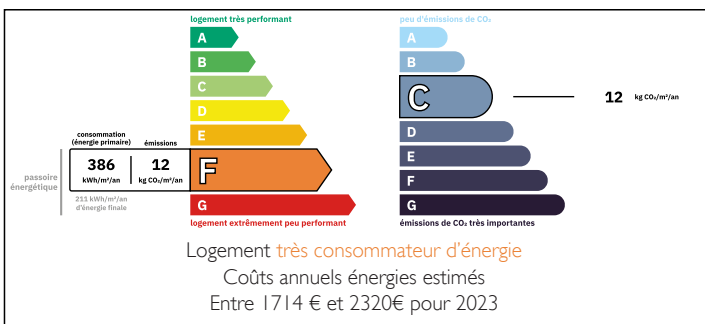
INFORMATION

Town:	Saires
Department:	Vienne
Bed:	2
Bath:	2
Floor:	102 m ²
Plot Size:	1570 m ²

IN BRIEF

This charming property, totaling 102 m², consists of two distinct dwellings—one measuring 40 m² and the other just over 60 m². It is situated on a spacious and pleasantly landscaped plot of 1560 m², offering a peaceful living environment. One of the two houses has been very recently renovated, while the other requires some work to enhance its comfort, but it is habitable as is. Each currently has one bedroom and a shower room, allowing for single-level living. The proximity to the green line (a cycling pass) and the surrounding forests makes it an ideal place for a secondary or primary residence for a couple who wishes to entertain family or have additional income.

ENERGY - DPE



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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

PROPERTY DETAILS:

>>First House:

- Living area 30 m² with kitchenette
- Office/entrance 9 m²
- Bedroom 13.60 m²
- Shower room 7 m² with shower and toilet
- Laundry room 3 m²
- Cellar 11 m²

Technical points of the first house:

- Heating by wood-burning stove
- Single glazing
- Non-compliant septic tank
- Well for garden watering

Gravel courtyard between the two houses.

>>Second House:

Independent entrance via a covered terrace (60 m²)

- Entrance 3.30 m²
- Bedroom 20.2 m²
- Shower room 4 m²
- Kitchen 10.3 m²
- Open attic suitable for conversion

Technical points of the second house:

- Double glazing
- Electric heating
- Non-compliant septic tank

LOCAL TAXES

Taxe habitation: EUR

NOTES

OUTBUILDINGS:

- Garage 23 m²
- Storage shed 40 m²
- Other outbuildings to renovate approximately 50 m²

THE REGION:

- 5 km from Monts-sur-Guesnes
- 21 km from Loudun
- 13 km from Lençloître
- 13 km from Mirebeau
- 18 km from Richelieu
- 30 km from Châtellerault
- 46 km from Poitiers