

End terraced four bedroom stone property with separate cottage to renovate, barns, gardens and pool



## INFORMATION

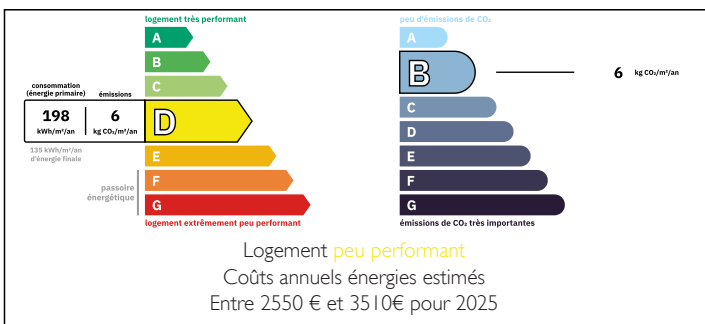
Town:	Champagné-le-Sec
Department:	Vienne
Bed:	4
Bath:	2
Floor:	206 m2
Plot Size:	1105 m2



## IN BRIEF

Set in the pretty village of Champagné Le Sec, this four bedroom stone property, offers spacious living accomodation, a second small cottage to renovate, sizeable barn, heated pool and garden to the front and back. Renovation is requiredn but it is habitable whilst the works are being carried out, making this a great project.

## 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

Kitchen 28m<sup>2</sup>

Dining room 28m<sup>2</sup> with wood burning stove

Lounge 40m<sup>2</sup> with wood burning stove

Back entrance 8m<sup>2</sup>

Shower room 4m<sup>2</sup>

Utility room 5m<sup>2</sup>

Landing 7m<sup>2</sup>

Bedroom 10m<sup>2</sup>

Bedroom 20m<sup>2</sup>

Bedroom 17m<sup>2</sup>

Bathroom 6m<sup>2</sup> comprising of bath, shower and wash basin

Passageway 3m<sup>2</sup>

W.C. 1m<sup>2</sup>

Bedroom 20m<sup>2</sup> with dressing room 6m<sup>2</sup> and ensuite shower room 3m<sup>2</sup>

Pool 10m x 5m chlorine / liner/ heat pump, possibly needing renovation

Barns

Old cottage to renovate

Old stone pig sheds

This property, although habitable necessitates a complete renovation.

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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: **704 EUR**

Taxe habitation: **EUR**

## NOTES