

Detached farmhouse to renovate with outbuildings and land close to centre of village



INFORMATION

Town:	Mauprévoir
Department:	Vienne
Bed:	0
Bath:	0
Floor:	145 m2
Plot Size:	26822 m2

IN BRIEF

A fantastic opportunity to create the property of your dreams. This fantastic ensemble includes a detached stone farmhouse, 2 large stone barns, various smaller outbuildings and enormous open sided hangars with around 6 acres of attached land. Located within walking distance of this friendly village with shop, bar/restaurant and pharmacy.



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

The stone farmhouse currently has 2 large reception rooms either side of the entrance hall on the ground floor (34m² & 32.5m²). The wooden stairs lead to the enormous attic space that could be developed into numerous bedrooms/habitable space. The house has had water and electric services attached, currently disconnected.

There is a large stone barn with sliding doors opposite the house (138m²), another stone barn to the left of the house and smaller outbuildings attached to the main house. At the far end of the private driveway are the enormous open sided hangars, perfect for storing machinery/hay and straw. The land surrounds the property.

This property is the perfect project for someone looking to design their own dream property and have horses or a small holding on the land.

The village of Mauprévoir is around 5 minutes on foot with its village shop, lively Bar/restaurant, pharmacy and bakery.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES