

Character house with outbuildings and strong potential on a 3,000 m plot, featuring 2 bedrooms, 1 bathroom



INFORMATION

Town:	Saint-Clair
Department:	Vienne
Bed:	2
Bath:	1
Floor:	95 m ²
Plot Size:	2800 m ²



IN BRIEF

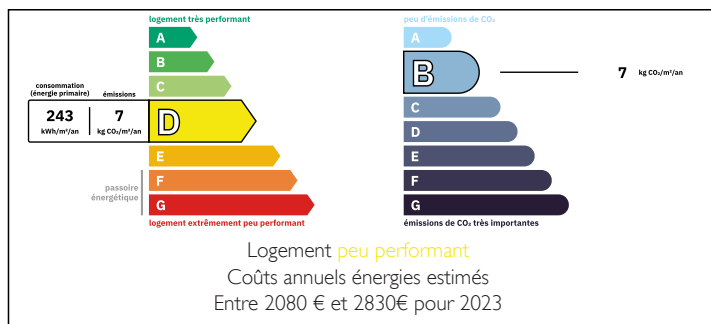
Located in a peaceful countryside setting just 10 minutes from Loudun, this property offers outstanding potential for further development and a wide range of possibilities.

The property comprises a traditional character house of approximately 95 m², ready for immediate occupancy, together with several outbuildings, garages, and ancillary buildings, all set within a fully enclosed plot of around 3,000 m².

The real strength of this property lies in its exceptional development potential and numerous conversion opportunities.

The 42 m² attic can easily be transformed into a spacious master bedroom with an en-suite shower room and office area.

ENERGY - DPE



The outbuildings offer a variety of possible uses,

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

PROPERTY DETAILS

The property includes a house that is ready for immediate occupancy.

Ground Floor

- * Entrance hall: 2.15 m²
- * Kitchen: 13.5 m²
- * Living and dining room: 31 m²
- * Shower room with WC
- * Bedroom: 25 m²

First Floor

- * Bedroom of approximately 19 m²
- * Convertible attic of approximately 42 m², offering excellent potential for additional living space

LOCAL TAXES

Taxe foncière: **392 EUR**

TECHNICAL POINTS

- * PVC double-glazed windows
- * Recently updated electrical system
- * Automatic pellet stove heating
- * Connected to the mains drainage system
- * Private well equipped with a pump for garden irrigation

OUTBUILDINGS

- * Attached former stable with an upper floor, offering approximately 42 m² of additional space. This area could be converted to create an extra ground-floor bedroom, allowing the current bedroom to be used as a living room.
- * A second detached building comprising:
- * Two garages totalling approximately 35 m²
- * A 30 m² room with fireplace
- * A ground-level cellar

THE AREA:

The property is situated in a peaceful hamlet within the village of Saint-Clair, a typical stone-built village in the Vienne department of western France.

The village itself has no shops or local amenities,

NOTES