

One bedroom cottage with barn and further house to renovate

EXCLUSIVE



INFORMATION

Town:	Blanzay
Department:	Vienne
Bed:	1
Bath:	1
Floor:	42 m2
Plot Size:	1062 m2

IN BRIEF

Charming, habitable one bedroom cottage with a new roof comprising of a lounge with wood burner, one bedroom, separate toilette and shower room and kitchenette. The cottage is attached to a large barn and another house which is in need of full renovation (subject to the necessary permissions).

If you are looking for a project in the heart of the French countryside, this could be the property for you.

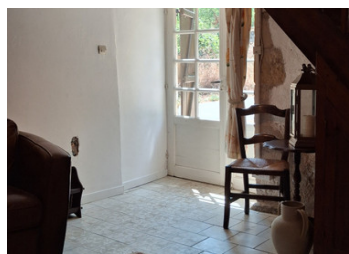


ENERGY - DPE

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.



LOCAL TAXES

Taxe habitation: 249 EUR

NOTES

DESCRIPTION

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The site benefits from mains drains and has water, electricity (Linky meter) and fibre internet. The cottage is perfectly suitable for comfortable living onsite whilst renovations are ongoing.

There is the option of linking all the buildings together, or keeping the cottage separate as a gite or extended family. The garden wraps around the buildings with two vehicle accesses, a garden with mature trees giving welcome shade in the summer months.

Lounge 15m²

Bedroom 15m²

Kitchenette 8m²

Boiler room 5m²

Barn 67m²

Old house with two ground floor rooms of 31m² and 21m²

There is so much charm and potential with this property!

The hamlet is quiet but only a short drive to market towns and travel links:

Civray: 10km 13 minutes

Ruffec: 29km 26 minutes

Sauze-Vaussais: 21km 20 minutes

RN10 Chaunay: 9km 11 minutes

Poitiers airport: 49km 41 minutes

Poitiers TGV: 63km 48 minutes