

OFFER ACCEPTED - 1 bedroomed village house in need of renovation and outbuildings , close to the river Vienne

EXCLUSIVE



INFORMATION

Town:	Mazerolles
Department:	Vienne
Bed:	1
Bath:	1
Floor:	47 m2
Plot Size:	299 m2

IN BRIEF

Built in the 19th Century, this charming village house has bags of character and beautiful original features like the slate roofed pigeon coop. It also has a number of outbuildings and with some TLC, could be renovated to make a really lovely home.

Lussac les Châteaux, just across the river, is a busy little town in the middle of the French country side. There is a lovely weekly market and the choice of bakers. There are also plenty of restaurants, two supermarkets, schools, a health centre and a railway station.

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

A grand wrought iron gate invites you into the pretty courtyard garden (covered by a tarpaulin at present to keep the weeds at bay!). But you will be struck by the beauty of the fully restored slate roofed pigeon coop in front of you and amazed to see three fox pens (a vestige of the days when the French bourgeoisie still hunted foxes).

To your left there is a large barn come garage, another outbuilding which used to house animals, and what used to be used as a summer kitchen.

The house is to your right. A few steps lead you down into it and to the kitchen/dining room (13m²). The bedroom is to the left (20m²) and the sitting room with a fireplace to the right (15.67m²). The attic space (49m²) will of course enable you to increase the living space. As it stands, you have to come out of the house to access the shower room and loo.

All the roofs have already been fully renovated – the electrics have, at some point, been redone but would need to be brought up to date. Apart from the fireplace in the sitting room, there is no heating.

The courtyard garden used to be very pretty, with a lovely tree offering a shaded area, vestiges of pretty flower beds (I have seen old photographs where the beds each side of the house were heaving with beautiful flowers). There is even a little sunken circular tiled pond.

Information about...

LOCAL TAXES

Taxe foncière: 120 EUR

Taxe habitation: EUR

NOTES