

Freestanding traditional stone house to renovate situated in a quiet rural hamlet.



INFORMATION

Town:	Béthines
Department:	Vienne
Bed:	1
Bath:	1
Floor:	69 m ²
Plot Size:	1980 m ²

IN BRIEF

This Charming old stone house has all the potential to become be a beautiful country cottage. This is a renovation project with about 80m² of habitable space and roughly 60m² of convertible loft. Ideal as holiday home or gite. It comes with a nice flat and manageable garden. Quietly situated in Béthines, between Montmorillon (16km) and Saint Savin (12km).



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

This property is built on a 1980m² plot of easy to maintain land. At the back of the house is a large covered terrace (20m²). The ground floor has a kitchen (21m²), a bathroom (3m²), a living room (22m²) and a bedroom (22m²). The loft has an approximate liveable surface of 60m² and can be converted into several bedrooms/bathrooms. In Béthines, you will find 2 restaurants, a grocery store for your daily needs, bread and a post office. Poitiers airport and high-speed train station (55km) are less than an hour away. Limoges's airport is 80km away from this property.

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

LOCAL TAXES

Taxe foncière: 86 EUR

Taxe habitation: EUR

NOTES