

Two bedroom house with courtyard and garden to finish renovating in a hamlet 2km outside Mauprévoir



INFORMATION

Town:	Mauprévoir
Department:	Vienne
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	855 m2

IN BRIEF

This little house would make a perfect bolt hole or permanent residence for someone looking for peace and quiet and a link to nature. It used to be a tiny house in the corner of the barn and the current owners have taken it from that to a two bedroom house of reasonable size. The house has been renovated up to a certain point and now just needs water and septic tank and all the fittings in the kitchen and bathroom, and the decorating, so all the fun of choosing the style you want to create.

The hamlet is about 2 km from the village of Mauprévoir (so about 20-25 minutes on foot) which has a popular bar and restaurant with regular events offering a great opportunity to integrate, especially if you like live music.

The village also has a...



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

You enter the house via the double glazed door into the kitchen (approx. 12.5m²). This is a lovely bright room with plumbing for the sink under the kitchen window. Behind is the back kitchen (approx. 3m²) which would make an excellent utility room. To the left is the sitting room (approx. 23m²) and from there, a small staircase leads to a landing (approx. 5m²) serving the sleeping area. Two good-sized bedrooms (both approximately 14m²) overlook the courtyard behind the house and there is a shower room (approx. 4m²) with plumbing for a shower, basin and toilet but no drainage for these yet. There is no drainage here so the buyer will need to install a new septic tank.

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