

UNDER OFFER - 1/2 bed stone house in pretty village, renovation to be finished

EXCLUSIVE



## INFORMATION

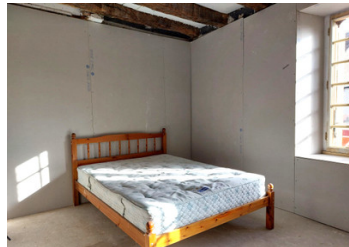
Town:	Saint-Savin
Department:	Vienne
Bed:	1
Bath:	2
Floor:	65 m2
Plot Size:	0 m2

## IN BRIEF

Amazing location for this pretty house in a historic town, with views over roof tops to the spire of the 11th century UNESCO listed abbey. The town is on the beautiful river Gartempe great for walks and picnics. Swimming pool and kayaking are all within walking distance. There are bars and restaurants surrounding a beautiful main square where weekly markets are held and locals gather for drinks in the evening. During the summer there are many local concerts, evening markets and events. It is a great place for those French holidays or a permanent home for a smaller family.

The renovation of this property has already been started, just waiting for the right person to complete it.

It is an opportunity for you to have your own French idyll. A great price for this amazing location.



## 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: EUR

## NOTES

## DESCRIPTION

Please note there is no outside space with this property. Renovations have started on this 1/2 bed stone house. There is still a bit of a way to go to complete it, but nothing that good DIY skills couldn't finish. With a little bit of time this will be a wonderful home from home.

Downstairs there is a bright lounge with secondary glazed windows, tiled floors and exposed oak beams. The whole house has new plumbing and new electric wiring. The kitchen is ready for fitting the sink and kitchen units. There is a good size laundry room which is also great for storage and a handy new downstairs loo and basin.

On the 1st floor, there is one bedroom ready to use. There is a new upstairs bathroom with shower, basin and W.C., so you can live in the house while it is being completed. There is also a 2nd room on this floor which can be either renovated or turned into a roof top terrace.

On the 2nd floor there is currently a fully insulated loft with oak exposed beams that could be turned into one ensuite bedroom or two bedrooms.

There is a newly fitted very economical water heater. Currently, there is no heating however there is brand new 1st fix electrics just installed and ready for fitting electric radiators.

Although there is no outside space, there is the possibility to convert part of one room on the 1st floor into a great...