

UNDER OFFER Detached two bedroomed stone house to finish renovating in a small hamlet, garden and splash pool.



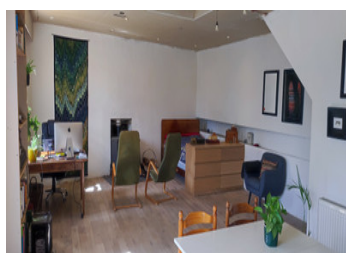
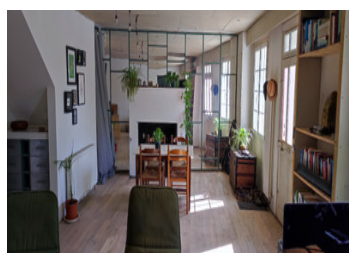
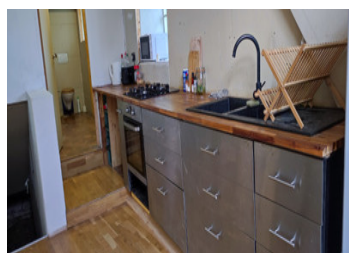
INFORMATION

Town:	Brux
Department:	Vienne
Bed:	2
Bath:	1
Floor:	103 m2
Plot Size:	845 m2

IN BRIEF

Detached two bedroom property to finish renovating, allowing you to create your dream cottage in the popular area of the Poitou Charentes. Habitable, but needing a heating boiler added to the existing radiators. A splash pool in the garden is great for keeping the children occupied while you complete the renovation.

Viewings essential to appreciate the potential of this property which is in a very quiet position.



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

Lounge / Dining room 43m² stairs leading to first floor.

Kitchen 11.8m² stairs leading down to cellar 43m²

Shower room 8.6m² with walk-in shower, wash basin and WC

Off the kitchen is a door leading to the storage area, where the central heating boiler can be fitted to the existing pipework. A small corridor leads through to a little room of 14 m².

Upstairs :

Landing 7m²

Two bedrooms of 18m²

Another room 7.9m²

Room previewed to be a bathroom 8.1m²

Space previewed for WC 2.8m²

Outside :

Enclosed garden with tiled above ground splash pool.

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