

Detached 2 bed hamlet property with additional rooms to renovate and large barn on plot of just under 5000m

EXCLUSIVE



INFORMATION

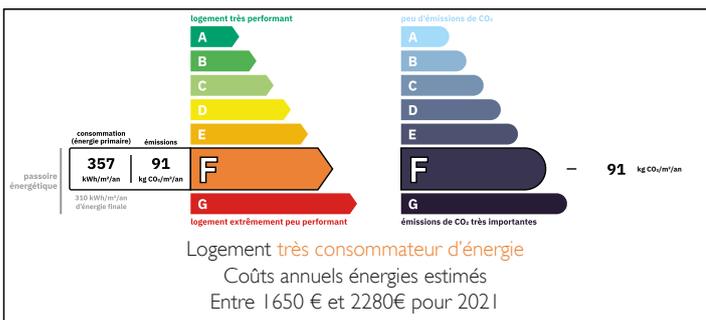
Town:	Assais-les-Jumeaux
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	60 m ²
Plot Size:	4900 m ²

IN BRIEF

Located in a small hamlet just outside the village of Assais, this property has a lot of potential. Currently all living accommodation is on the upper ground floor but the two large rooms below (which do have natural light) are ready to be renovated to create additional living space. Adjoining the house there is also a large under-utilised boiler room which could serve as a workshop as well as a large barn with a concrete floor. The village of Assais boasts a boulangerie and a restaurant, whilst a full range of amenities can be found at Airvault which is about a 10 minute drive away. The trip to Poitiers with its international airport and tourist attractions takes about 40 minutes. Details as follows:



ENERGY - DPE



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

UPPER GROUND FLOOR:

Kitchen/dining room 13m²
Sitting room 13m²
Bedroom 11m²
Bedroom 10.5m²
Bathroom
WC

LOWER GROUND FLOOR:

Utility room 28m²
Room to renovate 28m²

OUTSIDE:

Boiler room 42m²
Barn 58m²
Terrace
Garden
Paddock
Orchard

LOCAL TAXES

Taxe foncière: **382 EUR**

Taxe habitation: **EUR**

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

NOTES