

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





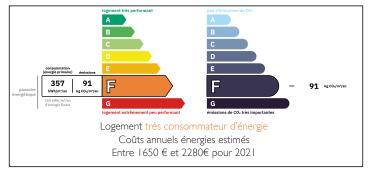








ENERGY - DPE



INFORMATION

Town:	Assais-les-Jumeaux
Department:	Deux-Sèvres
Bed:	2
Bath:	I
Floor:	60 m2
Plot Size:	4900 m2

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 Potiers with its international airport and tourist attractions takes about 40 minutes. Details as follows:

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



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Ref: A28507DTH79 Price: 57 000 EUR agency fees included: 0 % TTC to be paid by the buyer (73 400 EUR without fees)







LOCAL TAXES

Taxe foncière: Taxe habitation: 382 EUR EUR

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

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

NOTES

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