

Village house in charming location with external renovations largely complete. The interior - a blank canvass.



INFORMATION

Town:	Oroux
Department:	Deux-Sèvres
Bed:	1
Bath:	1
Floor:	0 m2
Plot Size:	237 m2

IN BRIEF

This beautiful stone-built property will make the perfect project for anybody looking for a spacious property in a peaceful rural location. About 5 minutes by car from the main road between Parthenay and Poitiers, it's a great jumping off point for exploring the Deux-Sèvres and the Vienne. The journey to Poitiers with its international airport TGV and tourist attractions takes about 45 minutes, whilst day to day amenities at Thénelay and La Ferrière-en-Parthenay are both less than 7 km away.

Inside the rooms are well-proportioned with plenty of natural light with a total interior surface area of 160m2. All but one of the windows have been double glazed and the roof has been renewed. Beyond that, the exterior walls have been re-pointed and the gutters replaced.

Details as follows:



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

GROUND FLOOR:

Kitchen 17m²

Dining room 25m²

Living room with fireplace 30m²

Bedroom 12.5m²

Bathroom en suite

FIRST FLOOR:

Attic room room 30m²

Attic room 42m²

OUTSIDE:

Small garden to front and side

Old bread oven

Well

A new septic tank will be required,

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

LOCAL TAXES

Taxe foncière: 906 EUR

Taxe habitation: EUR

NOTES