

***UNDER OFFER* 2 bedroom bungalow with outbuildings and large garden to finish.**

EXCLUSIVE



INFORMATION

Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	2487 m2

IN BRIEF

Set in a peaceful hamlet just five minutes from local shops, this charming single-story house offers both practicality and the opportunity to make your mark.

Entrance 14.37m2

New entrance 9.17m2

Kitchen 17.33m2

Living room 22.29m2

Utility room 11.01m2

Bedroom 1 10.72m2

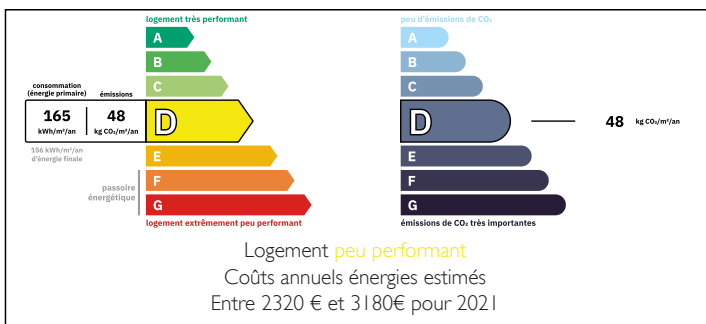
Bedroom 2 15.11m2 plus en-suite 4.42m2

Wc 1.74

Bathroom ...



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

Originally designed as a three-bedroom, the previous owner reconfigured it into two spacious bedrooms, one with an en-suite that needs to be finished. Inside, a bright and airy living room invites relaxation, while the fully equipped kitchen provides ample storage and workspace. The idea was to take down the living room and kitchen walls down as the original hallway is between them, that would create a large open space of around 54m². A modern bathroom, separate WC, and practical laundry room enhance daily convenience. Outside, the tranquil garden is perfect for gardening, outdoor dining, or quiet moments, while the garage and an additional outbuilding offer further potential. With planning permission, the garage could even be converted into a gîte, ideal for guest accommodation or expanded living space. While some renovations are complete, a considerable amount of work remains, including wiring, plastering, reconnecting the boiler, and finishing the en-suite bathroom. These unfinished areas allow the new owner to personalize the space while adding value. Combining peaceful seclusion with easy access to amenities, this home is perfect for those seeking a quiet lifestyle and the joy of shaping a property with both practicality and potential.

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