

One bedroomed Stone house in quiet location with space to make more rooms, garden, land and garage



INFORMATION

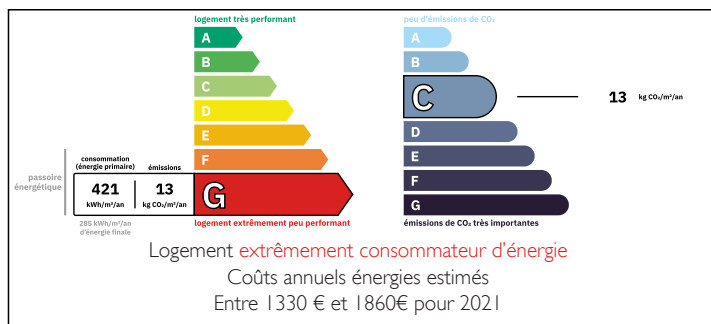
Town:	Mairé-Levescault
Department:	Deux-Sèvres
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	558 m2



IN BRIEF

This one bedroomed cottage needs updating on the inside, but is cosy and has double glazing, new shutters, recent electrics and a pellet burning stove. Viewing is essential to appreciate this property, but don't wait, it will sell quickly !

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

Lounge with pellet burning stove 28.5m²

Kitchen 6.5m²

Shower area with WC 2.5m². This is currently an open area and would benefit from being a proper room, maybe even putting upstairs and just keeping the WC on the ground floor.

Rear entrance 2m²

Upstairs :

Bedroom 15.5m²

Loftspace 28m² accessed from outside.

Outside :

To the front of the property is a small courtyard garden with well.

Just a few metres along the lane is a plot of land with a shed and garage.

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