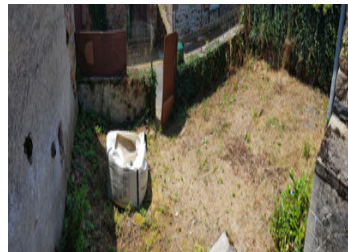


UNDER OFFER An Ideal Holiday Home or Small, Easy-to-Maintain Property in the riverside village of Exideuil

EXCLUSIVE



INFORMATION

Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	1
Bath:	1
Floor:	70 m ²
Plot Size:	50 m ²

IN BRIEF

Located in the charming village of Exideuil-sur-Vienne, this compact house is within easy walking distance of essential amenities, including a bakery, pharmacy, post office, general store, bars, and restaurants. A nearby campsite, just a five-minute walk away, offers canoeing (in season) and beautiful riverside cycling trails along the Vienne.

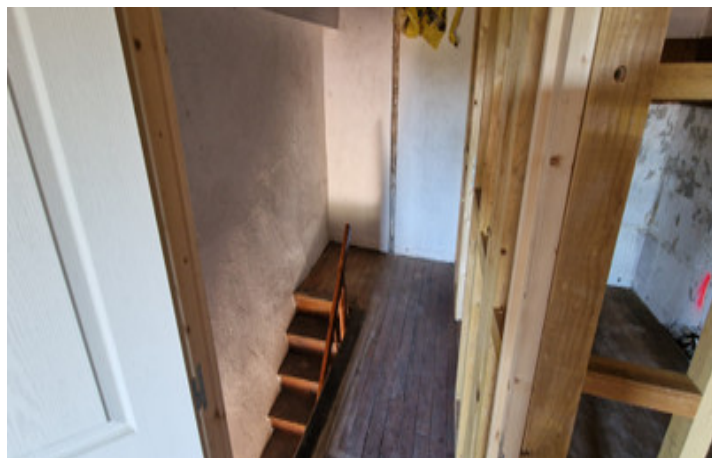
The town of Chabanais is only a 10-minute drive away, providing additional shopping and services such as supermarkets, bars, restaurants, takeaways, a petrol station, hardware stores, a veterinary clinic, an agricultural store, and banks.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Property Layout

- Open-plan kitchen and living area on the entrance level
- A bedroom and bathroom on the second level

A fibre internet connection point is already in place. The roof is in good condition, with recent repairs made where leaks had previously occurred from the neighbouring property's roof.

Renovation Requirements

This property is in need of a full refurbishment, which includes (but is not limited to):

- Electrical rewiring
- Complete plumbing
- Bathroom fixtures
- Kitchen installation
- Heating system
- Plastering
- Internal decoration

Drainage System

As there is no mains drainage in the village, a sanitation system is required. Options include connection to the shared sanitation network or installing a small-scale septic system in the garden. A local trades person has provided a quote for the supply and installation of a micro-station in early 2024 at a total cost of approximately €8,500.

This property holds great potential as a holiday home or as a cosy, low-maintenance residence.

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