

Three bedroom old Presbytery with studio appartement , garage, garden and pool.



INFORMATION

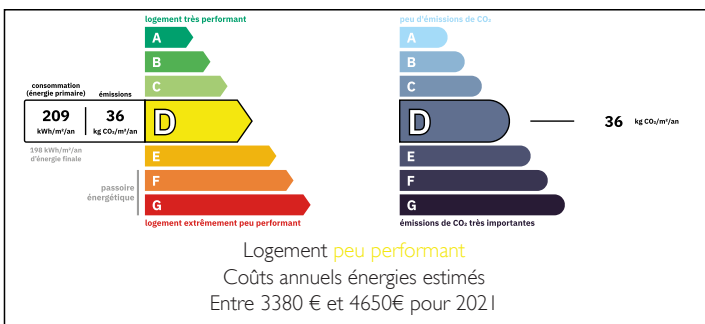
Town:	Lorigné
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	146 m2
Plot Size:	2407 m2



IN BRIEF

Bright and airy three bedroom detached property with studio appartement, garage, pool and garden. Ready to move into, with a conforming drainage system, new gas central heating boilers to both house and studio, along with a new wood burning stove to the lounge and upgrades electrics makes this a great purchase.

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

Entrance 12m² with stairs leading to the first floor
Kitchen / Dining room 23m² fitted and equipped kitchen offering a range cooker and american fridge / freezer

Lounge 22m² with woodburning stove

W.C. 1m² with wash hand basin and access to cellar

First floor :

Landing 12m² with stairs to 2nd floor

Bedroom 12m² with fitted wardrobes

Bedroom 10m² with fitted wardrobes

Bedroom 12m² with fitted wardrobes

Bathroom 8m² comprising of bath, shower, wash basin and WC with shower attachment.

Loftspace on the second floor 50m²

Outside :

Studio appartement comprising of an open plan lounge/ sleeping area with fitted corner kitchen 26m² and shower room 3m² comprising of shower, wash basin and WC.

Bar area 19m²

Covered terrace 29m²

Log store 19m²

Stone building (Laundry drying room) 8m²

Garage 30m²

Heated chlorine pool 8 x 4 with decking around Garden

Vendors will consider selling furniture with this property.

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