

Detached one bedroom stone farm house waiting for a complete renovation, walking distance to restaurant



## INFORMATION

Town:	Caunay
Department:	Deux-Sèvres
Bed:	1
Bath:	1
Floor:	91 m2
Plot Size:	7258 m2

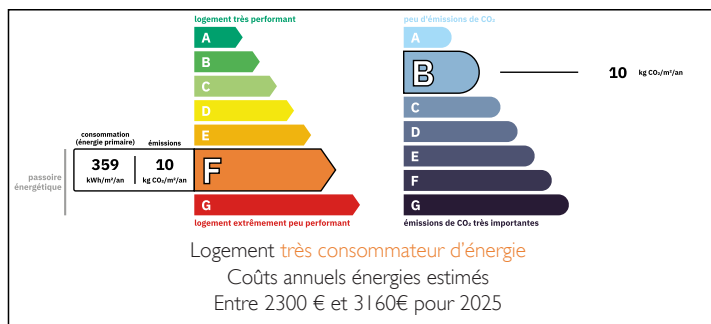
## IN BRIEF

This detached farm house has great potential, with attached garden, plenty of outbuildings, just needs to be renovated to make a cosy home.

Within easy reach of the market town of Sauzé Vaussais and walking distance to a popular restaurant, if you are looking for a project, this could be just for you.



## 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

Entering in to the house, directly into an open plan space for lounge / dining and kitchen 43m<sup>2</sup>  
To the left of this room is currently a small laundry area leading to a shower and WC 2.5 m<sup>2</sup>.  
To the rear is an entrance of 20m<sup>2</sup> from which the bedroom 20m<sup>2</sup> is accessed.

The loftspace above is low, but it might be possible to squeeze a small child's room in.

Outside :

An attached barn 78 m<sup>2</sup> housing the central heating pellet burning boiler and water tank.

Workshop 44m<sup>2</sup>

Open barn 21 m<sup>2</sup>

Several small stone sheds and a large open storage barn.

The garden is attached to the property of 5658m<sup>2</sup> and two wooded plots are also included in this sale.

-----

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