

Hamlet | bedroom semi-detached house in need of updating, large barn and land

EXCLUSIVE

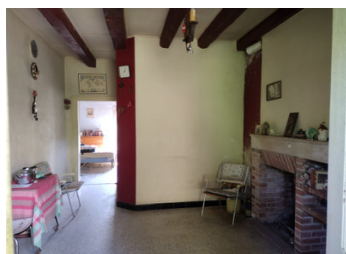


INFORMATION

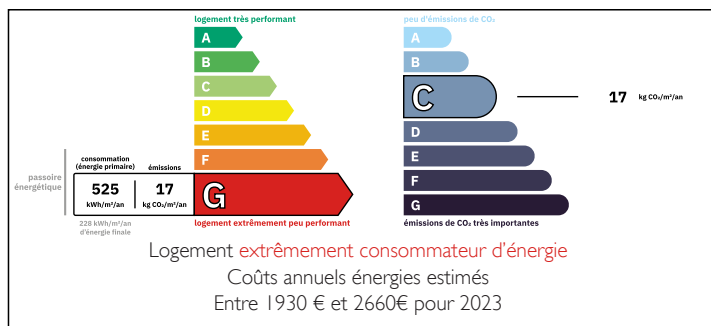
Town:	Saulgé
Department:	Vienne
Bed:	1
Bath:	1
Floor:	50 m2
Plot Size:	4316 m2

IN BRIEF

This one-bedroomed semi-detached property with the potential to extend into the roof space, in need of updating, sits in a quiet commune close to Saulgé. A good sized garden with fruit trees and a large field and extensive barn. Perfect for either a barn conversion or animals.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Situated just outside Saulgé, this one-bedroom property is all on one level. It is in need of updating, and there is the possibility of extending into the roof space, although planning permission may be required.

There is ample parking space inside the front garden area, as well as a generous sized garden to the rear of the property. Opposite the house stands an extensive barn which could be used for livestock or converted. There is also a large adjoining field.

Enter the property via the front garden and go into the main house.

The dining room measures 5.3m x 3.2m and features an open fireplace, and electric heater, while the small kitchen measures 2m x 1.5m and has hot and cold running water.

The bedroom is 2.8m x 4m and has an electric panel heater and access to an en-suite bathroom measuring 3m x 1.4m, comprising a toilet, basin and bath.

The living room measures 5.5m x 2.8m and has a tiled floor and an electric heater.

There is external access to the loft space (6.6m x 5.3m) via a stone staircase. This space is subdivided and could be used for additional bedrooms, but planning permission may be required.

The rear garden contains fruit trees and leads to an additional field which could be ideal for grazing.

The barn has two areas: Approx. 6.2m x 10.2m and 10.8m x 4.6m. One area is subdivided for animals, while the other is a large storage space.

Heating: open fire and electric heaters.
Attached on one side
The...