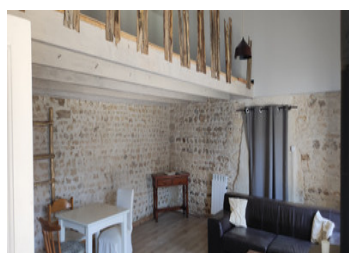


## Semi-detached 2 bedroom stone house, garage, barn outbuildings, courtyard, and land



## INFORMATION

Town:	Lorigné
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	151 m2
Plot Size:	1940 m2

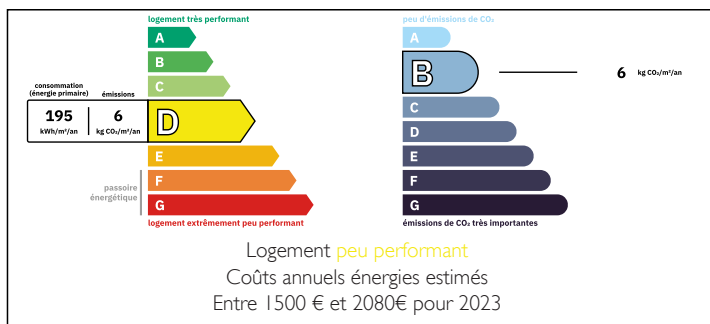


## IN BRIEF

This semi-detached stone house is situated in a quiet location not far from the market town of Sauzé Vausais. This property offers two bedrooms, but could be refigured to provide three, a large attached barn and other outbuildings around the courtyard and across the road and open wooden barn and a small field.

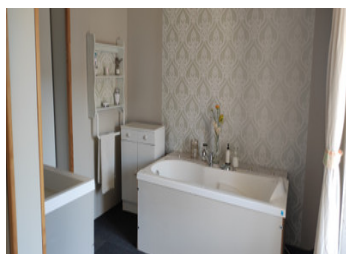
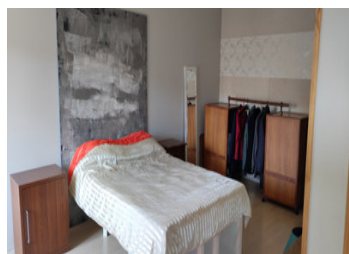
Viewing essential to appreciate the potential here.

## 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

Kitchen / dining room 38.5m<sup>2</sup> with pellet burning stove

Entrance / laundry room

Lounge 33.3m<sup>2</sup> with wood burning stove. Mezzanine 18m<sup>2</sup> accessed via a ladder

Shower room 9m<sup>2</sup> comprising of shower, wash basin and WC

Upstairs

landing 7m<sup>2</sup>

WC 1.2m<sup>2</sup>

Bedroom 15m<sup>2</sup>

Bedroom 17.5 with bath and wash basin area 10.7m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

Outside :

Barn 154m<sup>2</sup>

Old cow shed 63m<sup>2</sup>

Garage 23m<sup>2</sup>

Open barn 24m<sup>2</sup>

Potting shed 20m<sup>2</sup>

courtyard garden with raspberries and strawberries

Across the lane a small fiend and open wooden barn 100m<sup>2</sup>

## NOTES

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