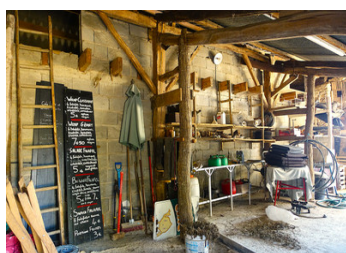
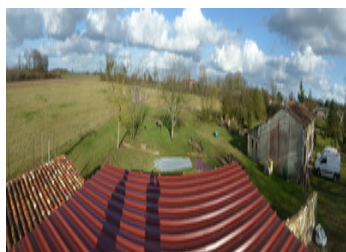


Super setting -project property in 18,476m2 of land, detached cottage to renovate, large barn and outbuildings

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	La Chapelle-Bâton
Department:	Vienne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	18476 m2

IN BRIEF

Come and live the dream! Imagine living here, in this beautiful setting with stunning views of the French countryside. This incredible project property is your chance to get the property of your dreams! Not only is there a cute house, but there's also an enormous barn and various outbuildings that offer endless potential for your business ideas.

The main house is in need of some renovation work to make it habitable, but this is an exciting opportunity to transform it into your dream French home. It has been used as a catering kitchen recently, it already has a kitchen and bathroom. With minimum effort, it will be the perfect place to call home.

At the back of the property, there's a huge field, perfect for horses and other animals. There's also a lovely back garden with a small pond,...

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

In further detail:-

On arrival at the property there is a large front garden from which you can enjoy stunning views over the countryside.

On entering the first part of the house you have three rooms, one of which was used as a storeroom/bedroom, the main kitchen and a further kitchen. It is possible to reconfigure these rooms to make a kitchen, dining room and living room, if you wish or alternatively make a huge open plan kitchen/dining/living room. There is an internal door* (currently blocked up) which you can enter the second part of the house which could be transformed into a large bedroom and there is a small shower room with wc, shower and washbasin which could be made larger to give you a luxurious bathroom and dressing room.

Outside, to the right hand side of the the house there is an outdoor access to the upper storey of this house which may offer potential for further habitable space.

There is an enclosed garden and a further storage area on this side of the house.

At the back of the house there are outbuildings, one side of which is currently used as a workshop and there is another room to the other side which could be transformed into another room such as a craft/sewing/hobby room, whatever you want it to be.

There is a garden area with a pond and further space for a vegetable patch, there are fruit trees walnuts/cherries.

There is ample space...