

Two bed house with over 400m2 of outbuildings - suitable for horses.

EXCLUSIVE



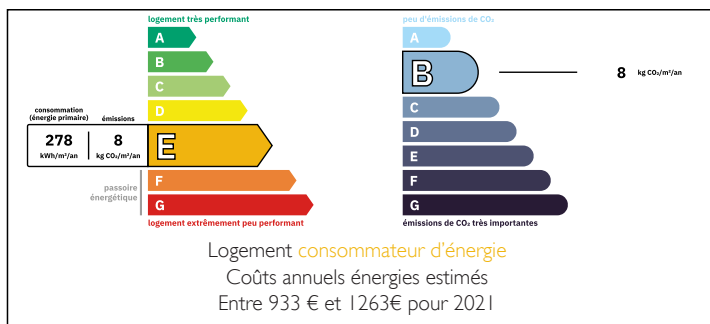
INFORMATION

Town:	Coulonges
Department:	Vienne
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	21416 m2

IN BRIEF

This farmhouse has an existing two bedroom house with outside access to the first and second floors - an internal staircase could be fitted to give access to the first floor which has existing access to the second floor. There is potential to make this a four / five bedroom house. The largest barn is a total of 150m2 and could provide stabling for two to three horses in addition to food storage, hay barn and tack room.

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

There is also a large attached barn area in excess of 100m² which could provide additional space with direct access from the house.

Opposite the main house are five rooms totaling 70m² which could provide space for gites (with suitable planning permission).

The scope and opportunities provided by this property are enormous and viewing is recommended to understand the full potential.

The property is midway between Poitiers and Limoges which provide air links to the UK in addition to TGV links to Paris and Lille for connection to Eurostar.

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