

Charming stone house to renovate - Saint-Coutant (79120) - barn- 1468 m



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Coutant
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	85 m ²
Plot Size:	1468 m ²

IN BRIEF

Charming stone house to renovate - Saint-Coutant (79120)

Situated in a small, peaceful hamlet in the commune of Saint-Coutant, just 8 km from Lezay and its amenities, and less than an hour from Poitiers, its TGV train station and airport, this pretty stone house offers great potential after renovation.

Description of the house:

Ground floor:

Entrance hall: 4.5 m²

Kitchen: 17.5 m²

2 bedrooms: 24.5 m² and 11 m²

Storeroom: 8.5 m²

Corridor, WC, shower room: 4.5 m²

Utility room: 9.5 m²

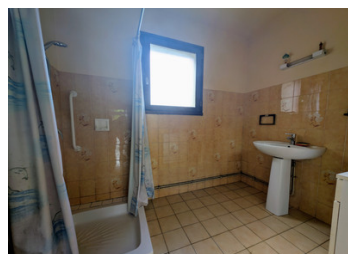
First floor:

70 m² attic that can be converted as required

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.

Sanitation: septic tank not compliant



DESCRIPTION

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Outside:

Various small roofs (approx. 50 m²)

70 m² barn Courtyard,

wooded garden not overlooked

Enclosed grounds of 1,468 m²

Additional information:

No heating system in place

Sanitation: septic tank not compliant

Ideal for renovation enthusiasts and lovers of the countryside, this house offers a beautiful, quiet living environment with great potential. Don't delay!

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

LOCAL TAXES

Taxe foncière: 129 EUR

NOTES