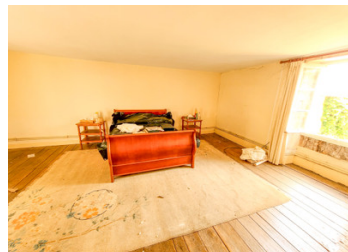


OFFER ACCEPTED-Authentic Property to Renovate – Ideal for Gîtes, Retreats or Workshops -8977m of land.

EXCLUSIVE



INFORMATION

Town:	Asnois
Department:	Vienne
Bed:	2
Bath:	2
Floor:	165 m ²
Plot Size:	8977 m ²

IN BRIEF

A rare property with high potential - A life project or business opportunity

Located just 5 minutes from Civray, this property offers a unique setting for a residential renovation project or a professional reconversion.

The main house, which is habitable but in need of renovation, offers generous volumes: living room, kitchen, two bathrooms, two bedrooms, one of which is over 30 m² as well as a convertible attic. While significant renovation work is required, the structure is solid and full of authentic charm.

What truly sets this property apart are its outbuildings:

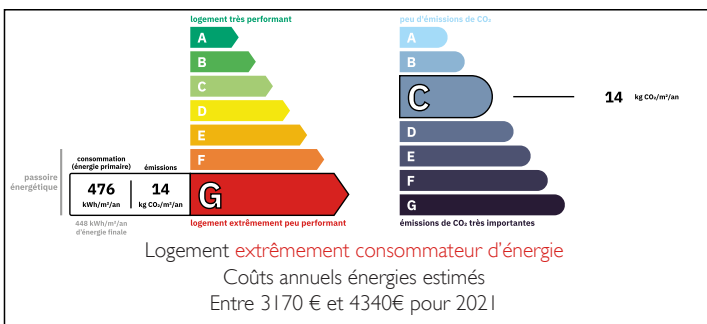
Two large, characterful barns frame the house. One of them, particularly remarkable, would be ideal for a wellness retreat, creative space, gîte, or event venue.

This is not an ordinary property.

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.

ENERGY - DPE





DESCRIPTION

The property is laid out as follows:

- Entrance hall: 4.21 m²
- Kitchen / Living area: 31 m²
- Shower room + WC: 4.7 m²
- Living room: 35 m²

FIRST FLOOR

- Bedroom 1: 40 m² with beautiful oak flooring
- Bedroom 2: 27 m² with beautiful oak flooring
- Dressing room / Storage space: 9 m²
- Bathroom + WC: 6.5 m²

A convertible attic with renovation potential.

The roof and framework of the house and outbuildings are in quite good condition.

Single-glazed windows.

Wood and electric boiler system.

Septic system in place but not compliant with current regulations.

Existing but non-compliant electrical system.

The house is habitable as-is after a thorough clean-up.

Outside

1 extraordinary barn – fully cleared out, perfect for a meditation space or various other projects.

2nd barn – ideal for a future gîte.

3rd outbuilding (appenti) – includes a traditional bread oven.

A working well located in the middle of the grounds.

Two natural ponds, home to frogs.

Large, tree-filled plot - 8977 offering charm, privacy and plenty of potential.

Come and let yourself fall under the spell of this unique place

Information about risks to which this property is exposed is available on the Géorisques website :

NOTES