LEGGETT
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Ref: A39474LAB86 Price: 72 000 EUR

agency fees to be paid by the seller

Stone house to refresh or renovate, with outbuildings, barns and land - 2 hectares - Anché (86)

EXCLUSIVE















INFORMATION

Town:	Anché
Department:	Vienne
Bed:	2
Bath:	1
Floor:	49 m2
Plot Size:	20835 m2

IN BRIEF

Stone house to renovate with outbuildings and land – Anché (86)

2 minutes from the village, 12 minutes from Couhé/Vivonne and 25 minutes from Poitiers, house of approx. 49 m² to refresh or renovate, with convertible attic (50 m²) and cellar. Outbuildings: barn, former stable, bread oven, annexes, garage, covered courtyard. Wooded grounds with well + 1.89 hectares of agricultural land (available after harvest).

Quiet and secluded setting, close to TER train station (Poitiers 25 minutes / Angoulême 50 minutes).

ENERGY - DPE

DPE not 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**236 EUR**

NOTES

DESCRIPTION

Just 2 minutes from the village of Anché, 12 minutes from Couhé or Vivonne (all amenities) and 25 minutes from the entrance to Poitiers, this stone property, in a quiet location with no neighbours opposite, offers a rural setting with woods and rivers nearby. TER train station within walking distance (Poitiers in 25 minutes, Angoulême in 50 minutes).

Main house (approx. 49 m² of living space) – to be refreshed or renovated
Kitchen/living room with wood-burning insert (16 m²)
Two bedrooms (10.5 m² and 12.5 m²)
Hallway (3.5 m²)
Bathroom with WC (6 m²)

Basement: 34 m² cellar.
First floor: 50 m² convertible attic (potential for 2 to 3 additional bedrooms).

Single and double glazed wooden joinery, wood-burning stove heating + electric radiators.
Roof in good condition.
Individual septic tank with drainage, awaiting compliance inspection.

Adjoining outbuildings:
55 m² barn, including 25 m² of former stables, with 25 m² balcony. Can be converted into living space (subject to the necessary permits).
Small roofs (22 m²)
Bread oven in good condition (13 m², oven diameter: 2 m)

Detached outbuildings:
Annex 1, storage area (10 m²)
Annex 1, workshop area (15 m²)
Covered courtyard (40 m²)
Attached garage (25 m²)

Outside:
Courtyard and wooded garden with well and...

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