

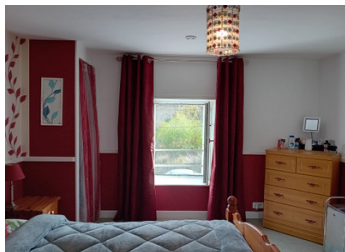
An old village house that will not leave you indifferent. With enormous potential for extension.



EXCLUSIVE

INFORMATION

Town:	Geay
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	2462 m2

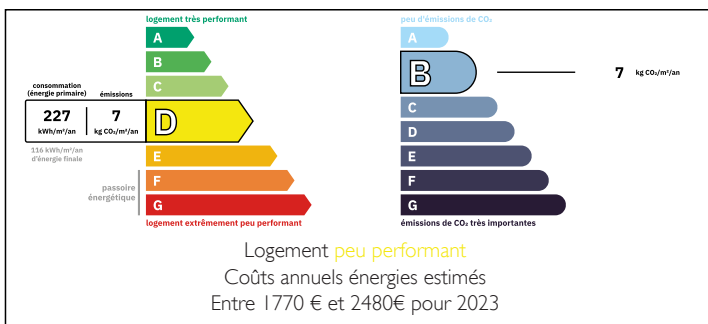


IN BRIEF

Discover this charming stone cottage, beautifully restored and located on the edge of a main road. It combines modern comfort with period character, thanks to its double-glazed windows and heat pump system, ensuring a pleasant temperature all year round. The garden, a genuine haven of peace, invites you to relax, while the two garages provide convenient storage space. Enjoy sociable moments on the large terrace, perfect for evenings with friends. Additionally, this property offers considerable expansion potential due to the adjoining barn, allowing you to customise and enlarge your living space according to your needs. This home thus combines the pleasure of a delightful living environment with the possibility of adapting it to your future desires. A rare opportunity not to be missed!

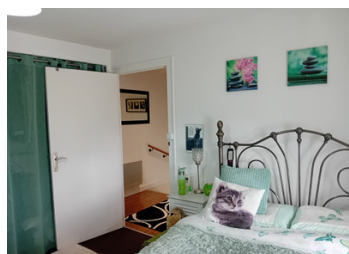
Note that the main sewer system is in place and that a septic tank is not...

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

A residential house comprising:

On the ground floor:

A 2m² entrance hall

A 20m² fitted kitchen

A 17m² living room

A 1m² toilet under the stairs

A staircase leading to:

Upstairs:

A 4m² landing

A 16m² bedroom

A 3m² bathroom with WC

A 12m² bedroom

In the basement:

A 16m² fitted room

A 1m² WC

A 14m² bedroom

Outside

A 62m² barn

A 35m² garage

A large garden of approximately 2500m²

Another garage under the terrace measuring 18m²

All measurements are approximate and for information purposes only.

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

LOCAL TAXES

Taxe foncière: **300 EUR**

Taxe habitation: **EUR**

NOTES