

3 bedroom property to finish renovating in the heart of rural France. Would make an ideal holiday home.

EXCLUSIVE



INFORMATION

Town:	Luchapt
Department:	Vienne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	0 m2



IN BRIEF

This charming property still requires some renovation and modernisation work but the major renovations have already been completed. On the ground floor there is a living room and a kitchen/dining room. Upstairs there are three bedrooms and a shower room. The lower ground floor is a large room with one wall replaced by double-glazed, floor-to-ceiling windows. The current owners have replaced the roof, installed a new water heater in the kitchen, and made the upstairs bedroom floors safe. The electrics have been updated, and new windows have been installed at the front of the property and in most of the rooms at the back, including the room on the lower ground floor. Set in the middle of quiet gently rolling countryside the village which has a local grocery shop and post office is only a short drive (12...

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.



DESCRIPTION

Rich with potential. A fantastic little renovation project in the heart of rural France. Would make an ideal low maintenance holiday home or permanent residence.

The layout is as follows.

Ground floor.

Living room (26 m²)

Kitchen/diner (23 m²)

First floor.

Bedroom 1 (14 m²)

Bedroom 2 (11 m²)

Bedroom 3 (15 m²)

Shower room (5 m²)

Lower ground floor.

Large room (55 m²)

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