

Detached three bedroom stone house to renovate with garage barn and garden.



## INFORMATION

Town:	Saint-Pierre-d'Exideuil
Department:	Vienne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	5947 m2

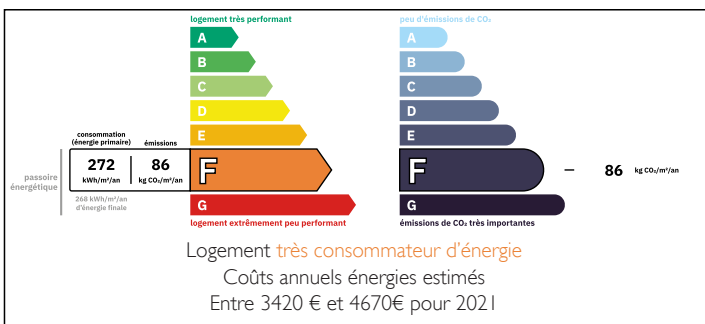


## IN BRIEF

Detached three bedroom stone house offering three bedrooms on the ground floor. Plenty of scope to create more living space in the loft space which has good headspace. Attached stone outbuildings, garage and barn are all set within the property.

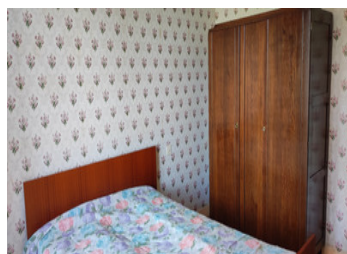
Viewing of this property is essential to appreciate what is on offer.

## 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

Entrance 8.3m<sup>2</sup>  
Kitchen 14.9m<sup>2</sup>  
Passageway 4.7m<sup>2</sup>  
Lounge 24.9m<sup>2</sup> with open fireplace.  
3 Bedrooms all 11m<sup>2</sup>  
Entrance to rear 1m<sup>2</sup>  
Bathroom 4.4m<sup>2</sup>  
WC 1.8m<sup>2</sup>  
Boiler room 4.4m<sup>2</sup>

Outside : there are no electrics to any of the outbuildings.  
Room 32.2m<sup>2</sup>  
Barn 74m<sup>2</sup>  
Stone store rooms 28.5m<sup>2</sup>, 11.9m<sup>2</sup> and 26.1m<sup>2</sup>  
Garage 12.2m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

The waste water drainage system to this property does not conform to today's standards and will need replacing.

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

## NOTES