

Two bungalows to renovate in a beautiful town featuring a UNESCO listed Abbey within walking distance

EXCLUSIVE



## INFORMATION

Town:	Saint-Savin
Department:	Vienne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1333 m2



## IN BRIEF

These properties offer an excellent opportunity to invest in this beautiful area of France. The town offers excellent rental opportunities due to the high number of visitors attracted by the Unesco listed Abbey. The properties would also work as a family home or holiday home with guest house. With the smaller property, it might be best to turn the current kitchen area into a bedroom with ensuite facilities and put a corner kitchen in the large living/dining room on one side of the central open fireplace. The larger bungalow has 4 bedrooms, a bathroom and a large open plan living room and kitchen area with an open fireplace. It also has a large garage as well as lovely views over the town. Both properties are pretty much blank canvasses, so come and put your own stamp on them....

## 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

These properties offer an excellent opportunity to invest in this beautiful area of France for very little initial outlay and once renovated, you should hopefully see a decent profit margin should you choose to cash in, if not then the town offers excellent rental opportunities due to the high number of visitors attracted by the Unesco listed Abbey. The properties would also work as a family home or holiday home with guest house. With the smaller property, it might be best to turn the current kitchen area into a bedroom with ensuite facilities and put a corner kitchen in the large living/dining room on one side of the central open fireplace. The larger bungalow has 4 bedrooms, a bathroom and a large open plan living room and kitchen area with an open fireplace. It also has a large garage as well as lovely views over the town. Both properties are pretty much blank canvasses, so come and put your own stamp on them. They each have their own separate gardens but would need to use the same driveway. They sit within walking distance of all of the amenities the town centre has to offer including the Romanesque Abbey and several bars/restaurants, banks, shops etc. The town is conveniently situated around 45kms from Poitiers airport, TGV and also the autoroute A10 from Paris to Bordeaux making it around 4 hours from the western channel ferry ports and around 6hrs from Calais. Property in the...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES