

## Saint Benoit - character 4 bedroom house to renovate with garage and swimming pool



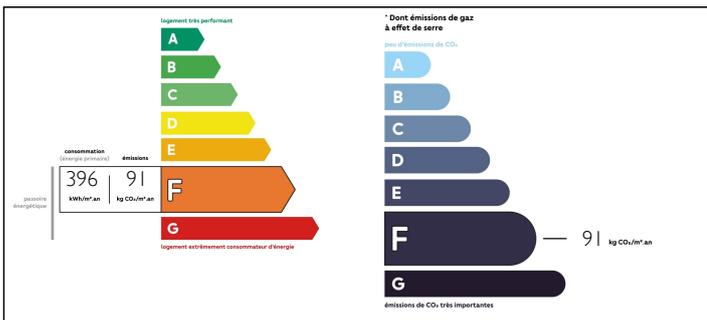
## INFORMATION

Town:	Saint-Benoît
Department:	Vienne
Bed:	4
Bath:	2
Floor:	171 m <sup>2</sup>
Plot Size:	1600 m <sup>2</sup>

## IN BRIEF

Nestled in the village of Saint-Benoit, just a short distance from Poitiers University Hospital, sits a charming longère awaiting renovation. This property boasts five rooms, including a spacious 45-square-meter living room with a fireplace, a kitchen, four bedrooms, and two shower rooms. Additionally, there's potential to expand the living area by an extra 90 square meters, offering ample room for customization. Outside, a 1600-square-meter wooded plot provides a serene backdrop, complete with a swimming pool in need of restoration.

## 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

In the peaceful village of Saint-Benoit, conveniently close to Poitiers University Hospital, stands an intriguing opportunity for renovation—a delightful longère with plenty of potential. With its charming façade and promising interior, this property currently offers five rooms, providing a comfortable living space for its future occupants.

Upon entering, you'll be greeted by the spacious and inviting cathedral-style living room (with mezzanine) spanning an impressive 45 square meters and featuring a cozy fireplace as its centerpiece. Imagine evenings spent gathered around the crackling flames, sharing stories and creating lasting memories with loved ones.

Adjacent to the living room lies the kitchen, a practical yet welcoming space ready to be transformed into the heart of the home. With a little imagination and some thoughtful design, this area could become a hub of culinary creativity and family gatherings.

The property boasts four bedrooms and two bathrooms

In addition to the existing living space, there's exciting potential for expansion, with an extra 90 square meters awaiting renovation. This opens up a world of possibilities for customization, allowing you to tailor the property to suit your specific needs and preferences.

Outside, a generous wooded plot spanning 1600 square meters offers a tranquil oasis, providing privacy and seclusion in a natural setting. Here, amidst the rustling leaves and dappled sunlight, lies a swimming pool awaiting restoration—a perfect spot for relaxation and enjoyment during the warm summer months.

With its idyllic location, abundance of space, and scope for renovation, this longère presents a unique

## LOCAL TAXES

**Taxe foncière: 2181 EUR**

## NOTES