

Clean, bright three-bedroom, two bathroom village house, in good condition, with courtyard & separate garden.



## INFORMATION

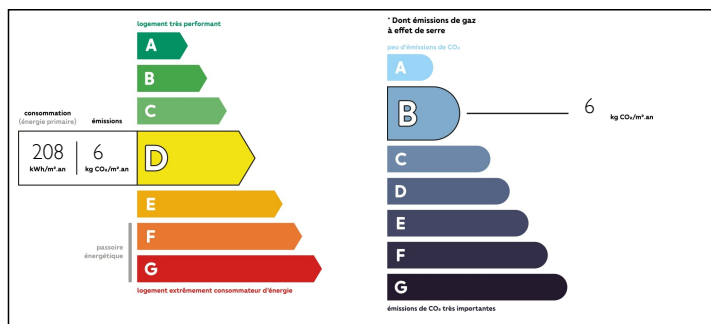
Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	460 m2

## IN BRIEF

Super property in small village close to flourishing Bressuire (16km) with its château, events and full range of shops and services. On mains drains, mostly double-glazed, with two wood-burners and electric radiators. In good condition. Nearest shops, bars, schools etc: Nearest airports: Poitiers 78km, Nantes 125km, La Rochelle 130km Nearest ferries: St Malo 280km, Caen 320km. Read on for more details...



## 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.



## LOCAL TAXES

**Taxe foncière: 500 EUR**

## DESCRIPTION

In good condition in general, with a recent roof, you can move in immediately and enjoy making this property your own.

Ground Floor:

Spacious Open-plan Kitchen/dining room [36m<sup>2</sup>] with woodburner

Living room [25m<sup>2</sup>] with woodburner

Boot-room [12m<sup>2</sup>]

corridor with small room for the boiler

Bathroom [4m<sup>2</sup>] with WC and plumbing for washing machine

Upstairs:

Landing

Bedroom 1 [20m<sup>2</sup>]

Bedroom 2 [8m<sup>2</sup>]

Bedroom 3 [13m<sup>2</sup>]

Shower-room & WC [6m<sup>2</sup>]

Outside:

Courtyard terrace - perfect for outdoor dining

Garage [30m<sup>2</sup>] - roof needs replacing

Garden of 210m<sup>2</sup> - just a 1 min walk away.

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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