

Charming detached 4 bedroom house with in quiet hamlet close to amenities. Could be split between house & gite



INFORMATION

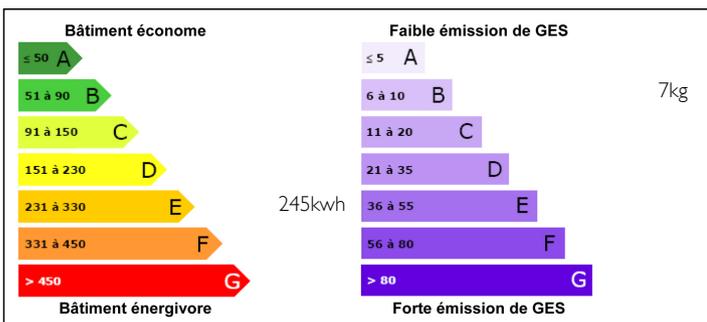
Town:	Azay-sur-Thouet
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	136 m ²
Plot Size:	1540 m ²



IN BRIEF

Located in a small hamlet between Azay-sur-Thouet and Secondigny this character house would make a great holiday home or permanent family residence. Day to day amenities are within easy reach at Secondigny which has a supermarket, pharmacy, DIY shops and a large veterinary practice amongst other things. Mediaeval Parthenay with a full range of amenities including bars, restaurants and hypermarkets is only a 20 minute drive away whilst the trip to Poitiers International airport takes no more than hour. Details of accommodation as follows:

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

The house benefits from double glazing throughout and the septic tank which was installed in 2022 meets all current standards.

GROUND FLOOR:

Kitchen 25m²
Living room 29m²
Office 8m²
Bedroom 16m²
Bathroom 4m²
Utility room 9m²
Workshop 16m²

FIRST FLOOR:

Landing 6.5m²
Bedroom with en suite 20m²
Bedroom 25m²
Bedroom with en suite 16m²
Boarded attic 42m²

OUTSIDE:

Carport with storage behind
Cellar
Terrace
Garden

LOCAL TAXES

Taxe foncière: **143 EUR**

NOTES

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