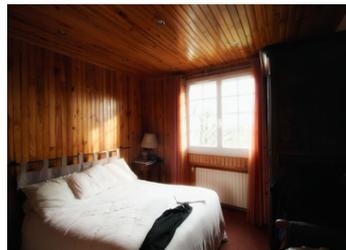
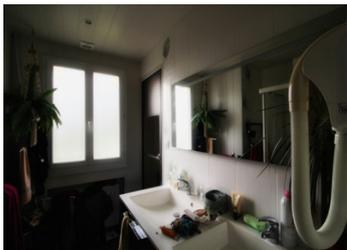


Freestanding 5 bedroom house with solar panels and solar heater. Stunning view. Edge of town.



## INFORMATION

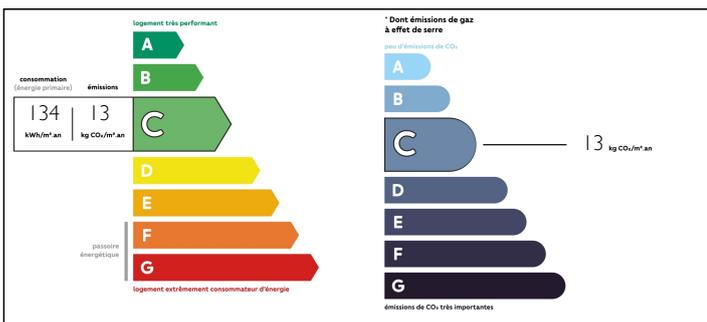
|             |                     |
|-------------|---------------------|
| Town:       | Chef-Boutonne       |
| Department: | Deux-Sèvres         |
| Bed:        | 4                   |
| Bath:       | 1                   |
| Floor:      | 120 m <sup>2</sup>  |
| Plot Size:  | 2730 m <sup>2</sup> |



## IN BRIEF

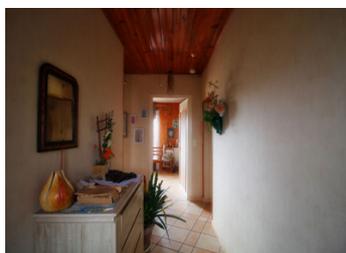
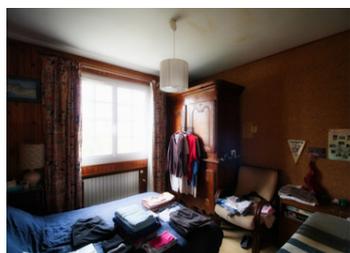
Location is everything. This house is on the edge of a village with restaurants, bars and shops. It has a stunning view and is eco friendly. It benefits from double glazing, solar panels to generate electricity and solar heaters to heat the water. Water for the garden comes from a borehole. There is plenty of opportunity in the lower part of the house to expand your living space. A new kitchen was installed seven years ago, the rest of the house needs some modernisation. It's a rare opportunity to obtain a house that matches so many criteria.

## 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 hall: 6,75

Living room: 37

Kitchen: 15,7

Bedroom one: 9,5m<sup>2</sup>

Bedroom two: 11,5m<sup>2</sup>

Bedroom three: 11,2m<sup>2</sup>

Bedroom four: 11m<sup>2</sup>

Bedroom five: 10,5m<sup>2</sup>

Separate toilet

Shower room

Sous-sol

Storage room one: 13m<sup>2</sup>

Storage room two: 13m<sup>2</sup>

Garage: 38m<sup>2</sup>

Room with terrace and view of the garden: 37m<sup>2</sup>

Boiler room.

Service area.

## NOTES

Garden with mature trees, terraces and vegetable garden.

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