

Pretty cottage 3 bedrooms, room for 2 more. Sizeable garden & outbuildings in quiet village close to amenities



INFORMATION

Town:	Allonne
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	553 m2

IN BRIEF

This well maintained and practical property would make the ideal 'lock up and leave' holiday home or low maintenance permanent residence. Within walking distance of a popular bar/restaurant and only 5 minutes by car from the market town of Secondigny, all day-to-day amenities are within easy reach. For a broader range of restaurants, hypermarkets and DIY stores, mediaeval Parthenay is also only 15 minutes away by car whilst the trip to Poitiers' international airport takes about an hour. The house itself has been carefully renovated to give a light airy interior with plenty room to relax or entertain. At the rear, the owners have added a sun terrace beyond which lies the main barn/garage and a good-sized but manageable garden. 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.



LOCAL TAXES

Taxe foncière: 313 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Kitchen 7.5m²

Dining room 15m²

Living room 20m²

Office 12m²

Shower room with WC

Utility room 14m²

FIRST FLOOR

Landing

Bedroom 11m²

Bedroom 9m²

Bedroom 7m²

Shower room with WC

Attic space (boarded with good headroom) 30m²

OUTSIDE:

Veranda

Terrace

Courtyard

Garden

Outbuildings

The property is connected to mains drains and benefits from double-glazing in some but not all areas.

The garden and outbuildings at the back are accessed via a small courtyard across which the neighbour has a right of way.

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