

Two bedroom townhouse for renovation within two minutes walk to town square



## INFORMATION

Town:	La Mothe-Saint-Héray
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	73 m2
Plot Size:	30 m2

## IN BRIEF

This property is unusual in that the front part is in need of light renovation to create a two bedroomed home with extra space in the attic. Across an internal courtyard is an addition dwelling for renovation that would double the habitable size of the property.



## 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 property is in the centre of La Mothe Saint Heray and very close to all the amenities it has to offer.

The town of Saint Maixent L'ecole is approx 10 minutes away, and Poitiers with its airport and trains station with fast links to Paris is only 40 minutes drive

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

## LOCAL TAXES

Taxe foncière: 298 EUR

## NOTES