

Characterful 4-bedroomed village house, terraces with river and valley views. Electric heating, mains drains.

EXCLUSIVE

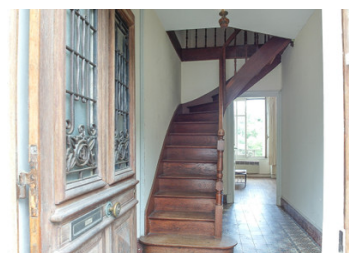


## INFORMATION

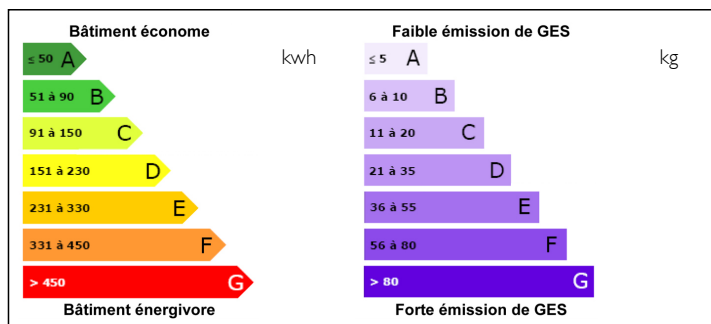
Town:	Argenton-les-Vallées
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	202 m2

## IN BRIEF

Spacious, high-ceilinged and light-filled, this quirky house enjoys an enviable position with its fabulous views over the river and wooded slopes of Argenton les Vallées. Nestled in the ancient heart of the village, you can walk to the shop, bakery, bar, cinema, supermarket, restaurant etc. Available fully-furnished, as required.



## 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

Argenton les Vallées has good basic amenities, as well as schools, an open-air swimming pool, lovely walks around the lake, a weekly market and a welcoming community. Within 25km of two large towns – Bressuire and Thouars, with airports at Nantes, Poitiers and Angers within 110km. Well-placed for visiting tourist (and locals) favourites Puy du Fou (35km), Doué-la-Fontaine zoo (29km) Saumur (46km).

Ground Floor:

Entrance Hall [8m<sup>2</sup>]

Kitchen [13m<sup>2</sup>]

Living/Dining room [20m<sup>2</sup>]

Bedroom 1 [16m<sup>2</sup>] with large Dressing Room or Office [18m<sup>2</sup>]

First Floor: Wide landing [12m<sup>2</sup>]

Bedrooms 2, 3 & 4 [17m<sup>2</sup>, 18m<sup>2</sup>, 14m<sup>2</sup>]

Bathroom with WC

Second Floor: Convertible Attic [40m<sup>2</sup>] with North-facing Velux, ideal artist's studio

Basement Level : Bathroom with WC, hallway, Garden room [40m<sup>2</sup>] (beautiful floor, ideal for dance) opening out onto twin terraces

Below the terraces: Small courtyard, two garages [20m<sup>2</sup> & 22m<sup>2</sup>], cellar.

Mains drains, electric radiators. Total plot size 202m<sup>2</sup>. Taxe Foncière approx 1114€.

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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: 1114 EUR

## NOTES