

Four bedroom detached house with large garden, in-ground pool and outbuildings - stunning condition inside and out



## INFORMATION

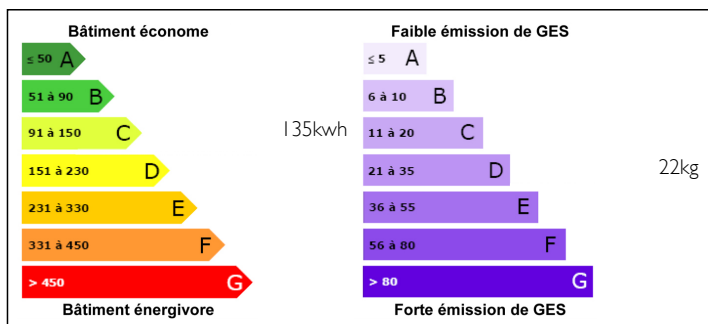
Town:	ST PARDOUX
Department:	Deux Sevres
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	4811 m2



## IN BRIEF

This beautifully presented and imposing property is both elegant and practical. With light airy rooms and high ceilings, it has been fully renovated to the highest standard by the current owners and benefits from oil-fired central heating and double-glazing throughout. All key amenities are available in the historic city of Parthenay which is only 5 Km away. Niort and the TGV network are easily accessible by car in around 30 minutes, whilst Poitiers with its tourist attractions and the international airport, is less than an hour away. 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

### GROUND FLOOR:

Entrance hall 10m<sup>2</sup>

Kitchen 22m<sup>2</sup>

Living room 25m<sup>2</sup>

Dining room 15m<sup>2</sup>

Utility room 19m<sup>2</sup>

WC

### FIRST FLOOR:

Bedroom 14m<sup>2</sup>

Bedroom 14m<sup>2</sup>

Bedroom 14m<sup>2</sup>

Bathroom 14m<sup>2</sup>

### SECOND FLOOR:

Bedroom (some finishing required) 50m<sup>2</sup>

Ensuite bathroom with WC

### OUTSIDE:

In-ground pool

Garden

Barn 100m<sup>2</sup>

Garage/workshop

Wood store

2 wells

The septic tank conforms to current regulations and the property has a clean bill of health on all other diagnostic reports.

## NOTES