

Grab a bargain - make an offer. Spacious town centre house, 7 bedrooms, pool and garage. Separate 2 bed appartement. Large family home or...



INFORMATION

Town:	L ABSIE
Department:	Deux Sevres
Bed:	9
Bath:	5
Floor:	400 m2
Plot Size:	1700 m2

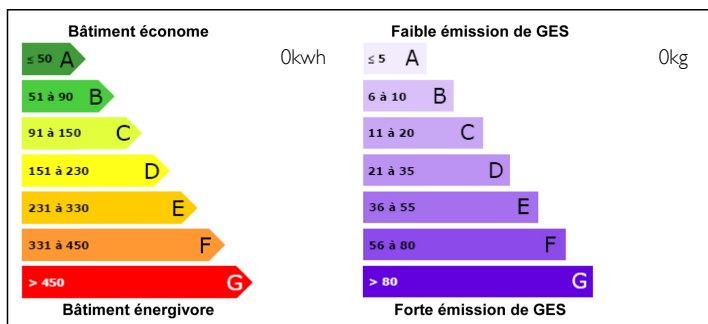


IN BRIEF

Ready to move in to this recently renovated house, with approximately 400m² of accommodation over 4 levels, includes main house with 7 bedrooms and a 2 bedroom apartment, gym, garage and pool, on 1749 m² of land. Perfect family home or business opportunity. Walking distance to restaurants, bars, shops and other amenities. Priced to sell.



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

HOUSE : Lovely light and spacious property that would be ideal as a large family home or a bed and breakfast. The accommodation is over four floors and comprises :

Main house : Stairs to balcony leads to entrance hall, salon (60m²) with fireplace, fully fitted kitchen (30m²) with door to dining room (14m²). Utility room with stairs to garage. Bathroom with toilet. 1st floor : Master bedroom with ensuite bathroom, 5 bedrooms, bathroom and toilet. 2nd floor : Attic rooms with vaulted ceilings - bedroom (38m²), bathroom, games room (42m²) and store room.

Apartment : with its own entrance comprised - salon with kitchen area, 2 bedroom each with private shower room.

EXTERIOR :

Gated entrance leading to rear parking area. Dependence arranged as a gym. Swimming pool with terrace and gardens with range of mature trees and shrubs. Views extending out over the valley from the house.

NOTES