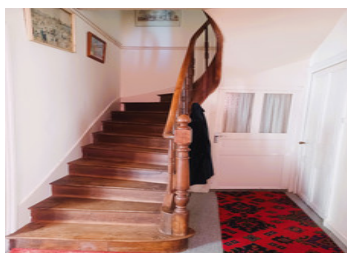


3 bedroom house, courtyard and outbuildings in the beautiful village of Verruyes.

EXCLUSIVE



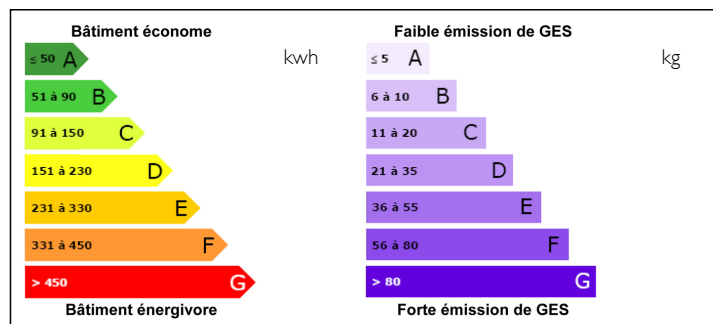
## INFORMATION

Town:	Verruyes
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	117 m2
Plot Size:	743 m2

## IN BRIEF

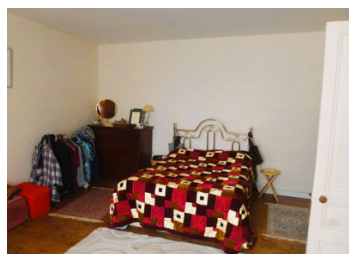
This end terrace village house oozes potential! 3 bedrooms, 3 storeys, 117m2, and an easy to maintain courtyard, it makes the perfect lock-up-and-leave or is big enough to be a primary residence. The outbuildings can be converted to make a gite, or a home for a family member or used for business purposes, like the previous owners.

## 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

This property provides excellent opportunities in the up and coming village of Verruyes.

The local lake with a man made beach brings life to the village, with eating and drinking establishments and provides "beach days" without the travel.

The local shop and tabac are only a minute's walk away.

Verruyes is very close to Mazieres en Gatine with its golf course, larger shops, bank, post office, pharmacy etc and the historic town of Parthenay is just 20 minutes away with DIY shops, large supermarkets and everything that you would expect from a town! Poitiers with its international TVG and airport is 1 hour away.

The house is supplied with drinkable well water. It is on mains drainage and has electric heaters and wood burners.

It is set on 743m<sup>2</sup> and is laid out as follows:

Entrance into courtyard through double gates.

Ground Floor:

- Steps from the courtyard to the front door into the entrance hall
- W.C.
- Kitchen/Diner (18m<sup>2</sup>)
- Lounge (24m<sup>2</sup>)

1st Floor:

- Stairs from the entrance hall to the landing, leading to 3 Bedrooms (24m<sup>2</sup> , 12m<sup>2</sup> , 11m<sup>2</sup>)
- Bathroom

2nd Floor:

- Stairs from the first floor landing into large attic with windows.

Basement/Cellar:

## LOCAL TAXES

Taxe foncière: **539 EUR**

## NOTES