

Cute three-bedroomed house in quiet hamlet close to market town

EXCLUSIVE



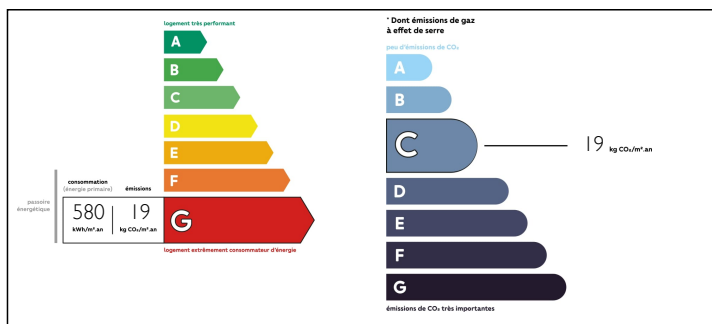
INFORMATION

Town:	Aubigné
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	75 m2
Plot Size:	190 m2

IN BRIEF

This is a charming semi-detached traditional cottage with three bedrooms and two bathrooms (one bedroom and shower room downstairs). To the front of the house is a pleasant courtyard style garden which is very low maintenance. In addition there is an outbuilding separated into two rooms. One is used as a laundry/utility room and the other in the past has been used as a spare bedroom. The house is just a 10 minute drive to the centre of Chef Boutonne. It's a popular town with primary and secondary schools, two supermarkets, three bars, boulangerie, florists, post office, banks, restaurant, hairdressers, open-air swimming pool, fishing lake at the Chateau Javarzay and a market every Saturday morning. There are often events going on in Chef Boutonne and it is well situated for the airports at Poitiers (75km), La Rochelle (96km), Limoges (125km) or Bordeaux (180km).

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:

Kitchen 11.6m²

Sitting room 19m²

Bedroom 14.3m²

Shower room 5.1m²

First floor:

Bedroom 8m² with sloping ceiling

Bedroom 12m² with sloping ceiling

Shower room 6m²

Outside:

Outbuilding separated into two rooms (one with a sink)

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

LOCAL TAXES

Taxe fonci  re: 537 EUR

NOTES