

Detached pretty 3 bedroom house with garden and pool. Very good condition



## INFORMATION

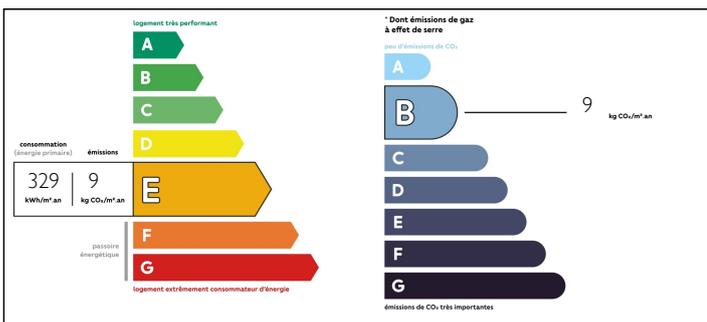
Town:	Chizé
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	164 m <sup>2</sup>
Plot Size:	1262 m <sup>2</sup>



## IN BRIEF

This very well-maintained detached house has been renovated with taste providing comfortable modern living whilst retaining lots of character and charm. Ready to move into immediately with no work to do. 3 good sized bedrooms, the master bedroom has an en-suite bathroom and there are 2 more bathrooms. Outside there is a large and very private garden with an above ground swimming pool, terrace and a garage. Situated in a pretty hamlet 3 km from Chize which has shops, boulangerie, pharmacie. Just 10 km from the market town of Aulnay which has all commerces, school and colleges, English speaking doctor and vet and a lively International community. 60km from the sandy beaches of the Atlantic, 28km to Niort (TGV/Paris access 2hrs) 70km to La Rochelle Airport, 90 km to the larger airport of Poitiers

## 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

The property in more detail:

LIVING ROOM: 34m<sup>2</sup>

KITCHEN: 23 m<sup>2</sup> fully equipped

DINING ROOM: 17 m<sup>2</sup>

SNUG: 17 m<sup>2</sup>

SHOWER ROOM: 6 m<sup>2</sup> with shower, basin WC

LAUNDRY: 5 m<sup>2</sup>

UPSTAIRS:

LANDING: 8 m<sup>2</sup> - newly laid wooden floor

BEDROOM ONE: 20m<sup>2</sup>

EN SUITE BATHROOM: 7 m<sup>2</sup> Bathtub with shower over, Basin, WC

BEDROOM TWO: 13m<sup>2</sup>

BEDROOM THREE: 9m<sup>2</sup>

BATHROOM: 5 m<sup>2</sup> Bathtub with shower over, basin, WC

STORAGE ROOMS:

OUTSIDE: Large garden with open views of the countryside, Garage with electric doors, above ground swimming pool, log store, terrace.

Technical Information:

Roof re-done in 2012.

Drainage by fosse septique/septic tank.

Electrics upgraded recently.

Double glazed windows, Shutters replaced recently.

Can be sold fully furnished.

All sizes are approximate

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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: **750 EUR**

## NOTES