

UNDER OFFER - Three-bedroom / three bathroom farmhouse, lawn + space for veg. Good condition throughout.



INFORMATION

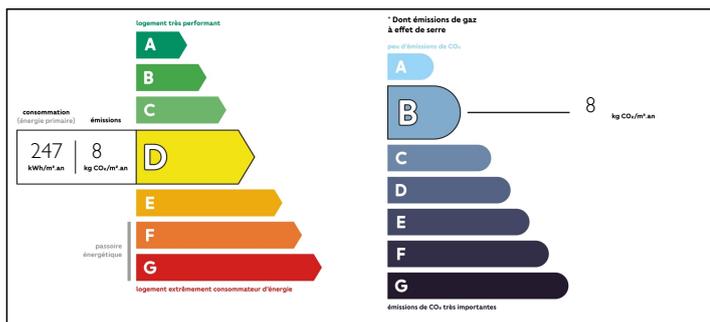
Town:	Bouillé-Loretz
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	172 m2
Plot Size:	1253 m2



IN BRIEF

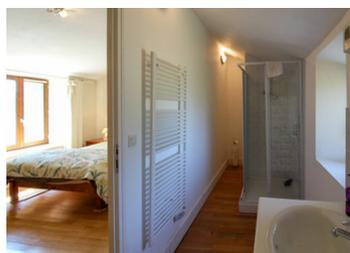
Renovated in 2008, the house has wooden double-glazing, electric central heating (underfloor downstairs). The electrics, plumbing, roof and septic tank drainage system were also renewed at this time. Clean, tidy and ready to make your own! The house is in a calm, rural hamlet, a short distance from shops and services : Bouillé Loretz 4km- bar and small supermarket Cersay 5km – bakery, doctor, pharmacy, shop Argenton L'Eglise 7km - bakery, bar/restaurant, bank etc. Larger towns of Argentonnay, Thouars and Doué-La-Fontaine with range of shops, services and fantastic market 17km. Saumur and the Loire 32km. Nearest airports/ TGV: Nantes 120km, Poitiers 90km.

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

An ideal holiday home or family home with plenty of space internally and room to spread out outside too. Off-road private parking. Total plot size 1253m².

GROUND FLOOR:

Entrance hall

Living room [21m²] with access to garden

Bathroom and separate WC

Kitchen/ dining room [44m²] with open fireplace

1st FLOOR:

Bedroom 1 [16m²] with ensuite Shower room and WC

Family shower-room & WC

Bedroom 2 [18m²]

Bedroom 3 [12m²]

Electric underfloor heating downstairs, electric radiators (central heating circuit) with individual thermostats upstairs, double-glazing, septic tank system with sand filtration bed.

OUTSIDE: Gravelled courtyard with terraced seating area, stone building for storage, which also houses an old bread oven. Driveway with ample parking and enough garden to make a vegetable patch or to keep simply as lawn.

LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES

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