

Traditional 4-bedroom village house to renovate in calm rural setting. Garden, fruit trees, well. On 0.8acre.

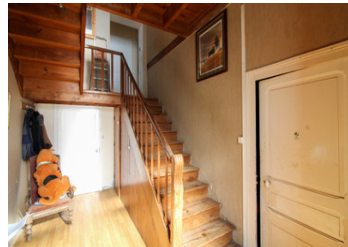
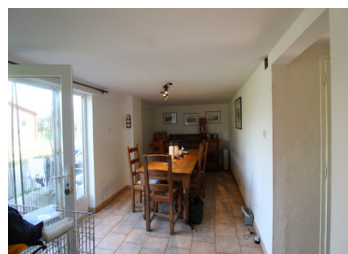


INFORMATION

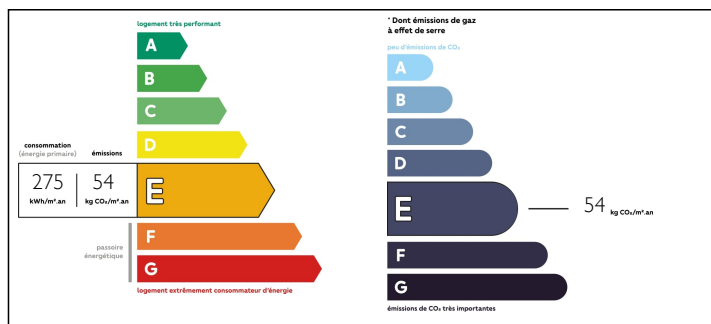
Town:	Luché-Thouarsais
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	3870 m2

IN BRIEF

Situated on the edge of a small village, just a short drive to shops, schools and services, this property is an interesting proposition for those seeking a house + a bit of land either for a few sheep or vegetables etc. The house is surprisingly spacious - in need of interior refreshment.



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.



LOCAL TAXES

Taxe foncière: 879 EUR

NOTES

DESCRIPTION

Nearest bar/restaurant/bread - La Bourelière 2.5km (nice bike-ride!)

Nearest supermarket, bakery, pharmacy etc - St Varent 9km; larger towns - Bressuire 14km, Thouars 18km.

Nearest airports: Nantes 121km, Poitiers 70km, Tours 120km, La Rochelle 130km.

The property sits on nearly an acre (0.8 acre) of land, with a paddock that would be ideal for a pony or sheep.

Parking off-road, plus plenty of room to sit out in the sunny orchard garden, while keeping an eye on the animals in their field (or veg growing if that's your thing).

Part double-glazed, oil-fired boiler (not used recently), radiators currently running via woodburner, hot water by 2 immersion tanks. Septic tank (not conforming).

Entrance hall [10m²]

Drawing room [22m²] (currently used as a spare storage room)

Living room [22m²] with woodburner and boiler

Shower-room & separate WC

Dining-room [16m²]

Kitchen [15m²]

Rear hallway with Office [5m²] and Cellar/store-room [16m²]

Half-landing with Bedrooms 1 & 2 [20m² & 24m² of floorspace, both with some reduced head height under the eaves]

Upstairs:

Bedroom 3 [22m²]

Bathroom & WC [4.5m²]

Bedroom 4 [22m²]

South-west facing orchard garden with well, chicken house/ garden storage.

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