

U/OFFER 4-bedroomed house, spacious and bright with incredible views over open countryside. Garden, garage.



INFORMATION

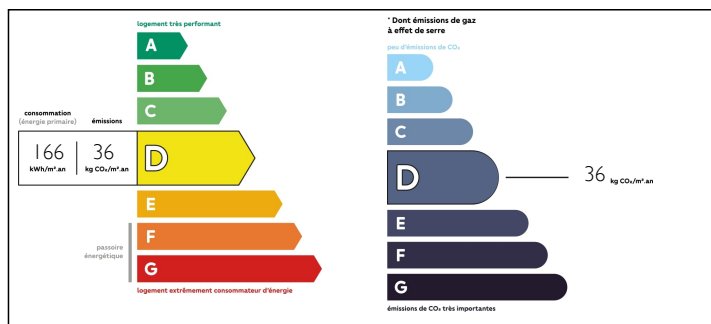
Town:	Faye-l'Abbesse
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	219 m2
Plot Size:	2746 m2



IN BRIEF

Situated conveniently close to the towns of Bressuire, Thouars, Parthenay with easy access to the Nord Deux-Sèvres Site Hospital of Faye l'Abbesse (7km). **Video available on request** Sitting in a delightful garden of 0.6 acres, with far-reaching views this charming and welcoming house is fully double glazed and well insulated. It has the advantage of a double heating system, with both oil-fired central heating plus a powerful wood-burner in the living-room which conducts heat throughout the house. Plenty of built-in storage space - a very well-thought-out family home! Nearest bread/shop/restaurant: Faye L'Abbesse (4km), Boussais (6km) Nearest supermarket/larger town : Airvault (15km), St Varent (12km), Bressuire (16km) , Thouars (26km), Parthenay (26km) Nearest airport / TGV : Poitiers (64km), Nantes & Tours (125km)

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: 686 EUR

NOTES

DESCRIPTION

Hurry...

The property is in good condition, and is made up of the following :

Ground floor:

Entrance hall with generous pantry-style walk-in storage room

Kitchen [15m²]

Living/Dining room (41m²) with wood stove

Bedroom 1 [12m²] with ensuite shower-room, a small mezzanine area and doors onto a terrace and on into the garden

large storage room

WC, and separate Cloakroom

Laundry room, with direct access to the garage and the rear courtyard

First Floor:

Large mezzanine area [30m²], ideal as an office space

WC

Bedroom 2 [15m²]

Bedroom 3 [13m²]

Bedroom 4 [16m²] - a master suite with communicating family bathroom

Outside :

Double garage (41m²) equipped with a workshop and additional overhead storage space.

- Carport.

The gravelled driveway and garden has exterior lighting.

Plenty of parking and two vegetable gardens.

All in very good condition.

Accessibility: the school transport network passes in front of the house. Very close to the new regional Hospital.

Doors and windows : aluminium double glazing.

Heating: a central heating system and an efficient wood burner heat the whole house.

Sewerage: individual septic tank(s) (non-conforming)

Information about risks to which this property is exposed is available on the Géorisques website :