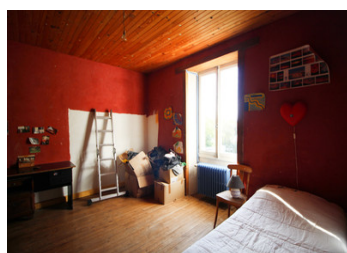
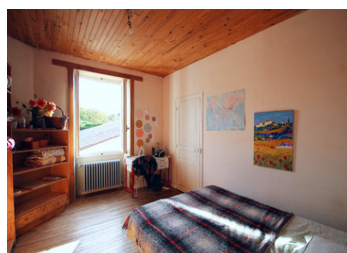


Serene Countryside Retreat: Charming 120sqm Home with Spacious Garden, Courtyard, and Garage



INFORMATION

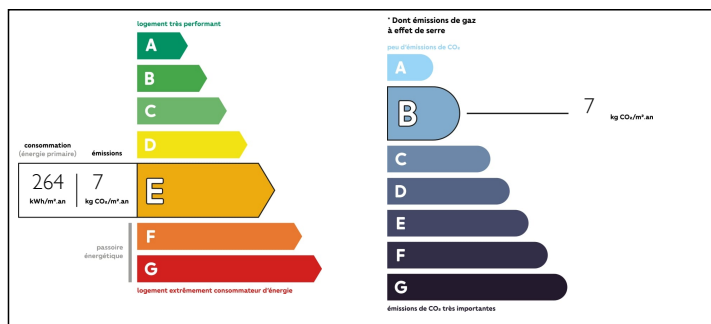
Town:	Lorigné
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	119 m2
Plot Size:	2340 m2



IN BRIEF

Discover this charming countryside property, offering a generous space of approximately 120 square meters. Nestled in a peaceful setting, it captivates with its delightful spacious garden adorned with mature trees and welcoming courtyard. Ideal for a family or as a vacation residence, this house provides a serene retreat away from urban hustle and bustle. The living space extends harmoniously with a picturesque inner courtyard, convenient parking, and an adjoining garage. Just a few minutes' drive from Sauzé-Vaussais, this property combines the tranquility of the countryside with proximity to local amenities.

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 house benefits from wood fired central heating.

Ground floor:

Veranda: 7m2

Kitchen: 21 m2

Side kitchen with toilet: 6m2

Living room 39m2

First floor:

Landing

Bathroom with toilet

Bedroom 1 with shower: 27m2

Bedroom 2: 13m2

Bedroom 3: 13m2

Outside:

Parking: 172m2

Courtyard: 403m2

Garden: 1765m2

Total outside space 2340m2

Garage: 76m2

Barn: 43m2

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

LOCAL TAXES

Taxe foncière: **667 EUR**

NOTES