

Recently renovated two-bedroomed home, super walk-in condition. Lovely rural views. Garage, workshop, garden.



## INFORMATION

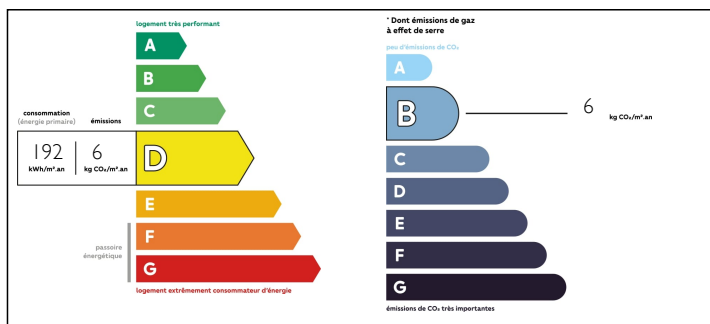
Town:	Lhoumois
Department:	Deux-Sèvres
Bed:	2
Bath:	3
Floor:	110 m2
Plot Size:	4309 m2

## IN BRIEF

This two-bedroomed house, renovated in 2021, is in excellent decorative condition and has beautiful far-reaching views. Double-glazed throughout with electric shutters, recent air-to-air heat-pump heating/air-conditioning and good levels of insulation to external walls and roof. New conforming microstation. Situated near the pretty villages of Gourgé (3.5km) and St Loup-sur-Thouet(8km), the property is in easy reach of the Vienne department, with the attractive market town of Mirebeau just 30km and lively Poitiers 50km away. Nearest bar/restaurant : Gourgé 3.5km, L Houmois 4km Nearest town/supermarket : Thenezay , La Peyratte 10km, Airvault 14km Nearest large towns: Parthenay 16km , Poitiers 45km Nearest TGV / airport : Poitiers 45km

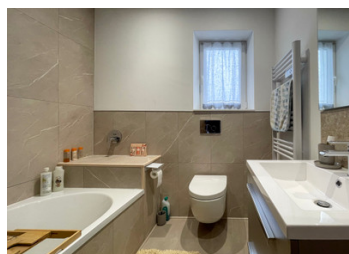


## ENERGY - DPE



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 comprises :-

Downstairs:

Entrance hall

Fitted kitchen [14m<sup>2</sup>] opening into

Dining area [8m<sup>2</sup>] and Living room [18m<sup>2</sup>] with wood-pellet stove

Utility room [13m<sup>2</sup>] with access to useful garden storage area and large workshop [45m<sup>2</sup>]

Upstairs:

Master bedroom [13m<sup>2</sup>] with

Dressing room [5m<sup>2</sup>] and ensuite Shower and WC

Bedroom 2 [15m<sup>2</sup>]

Bathroom with shower and WC

Driveway (will soon be gravelled)

Large garden with veg plot, small paddock, decking area.

## LOCAL TAXES

Taxe foncière: 337 EUR

Good levels of insulation to external walls and roof.

Double-glazed throughout.

PAC heat/air-conditioning.

New conforming microstation.

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

## NOTES