

Priced to sell - well presented 3 bedroom 2 bathroom sous-sol, with garden and views

EXCLUSIVE

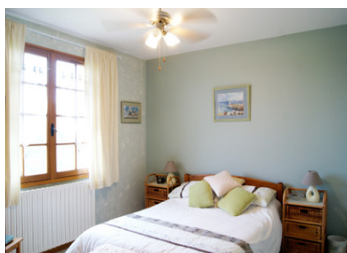


INFORMATION

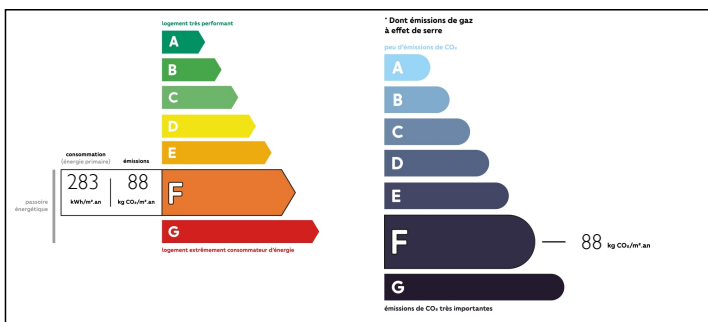
Town:	L'Absie
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	89 m2
Plot Size:	1063 m2

IN BRIEF

Ideally situated, this property features two double bedrooms on the ground floor and an additional spacious bedroom with an ensuite in the basement. Its proximity to the village centre makes it a perfect choice for either a permanent residence or a holiday home.



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 is composed of:

ENTRY (7m²): Leads to
KITCHEN (12m²): patio doors open to the front terrace
UTILITY ROOM (4m²): with a back door and storage space
LOUNGE (25m²): boasts two sets of patio doors opening to the front terrace
DINING ROOM (12m²): a window to the side enhances the dining area
WC (1m²): includes a toilet and washbasin
BEDROOM 1 (10m²): with window to the side
BEDROOM 2 (11m²): overlooks the garden
BATHROOM (4m²): Equipped with a bath and washbasin

STAIRS lead to the basement:

BEDROOM 3 (24m²) with ENSUITE (4m²) which includes a shower, toilet, and washbasin
GARAGE (19m²)
BOILER ROOM (26m²): Features an oil boiler, plumbing for washing machine, and a door to the garden
WORKSHOP (12m²)

The house's floors are all tiled.

The windows and doors are single glazed, with the pricing reflecting this.

It is connected to mains drainage.

OUTSIDE:

Covered area for parking cars.

Driveway with ample space for vehicles.

The front is landscaped with mature trees and shrubs, while the back is primarily laid to lawn.

Seating areas provide a delightful space to enjoy summer days and scenic views.

All measurements are approximate.

LOCAL TAXES

Taxe foncière: **283 EUR**

NOTES