

Super five-bedroomed home with space, light, garages and more, enclosed garden. Walk to bakery, shop, château.

EXCLUSIVE

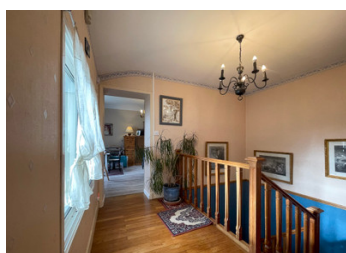


INFORMATION

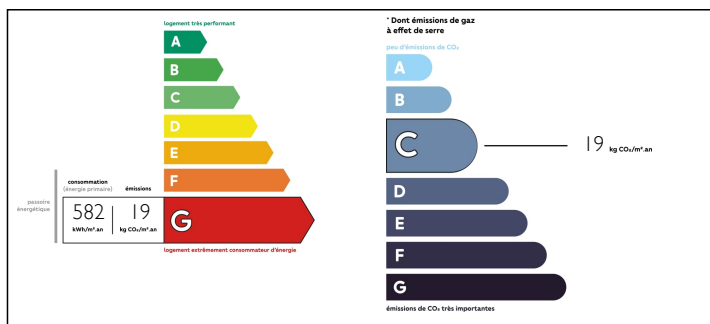
Town:	Plaine-et-Vallées
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	2503 m2

IN BRIEF

On the border of the Deux-Sevres and the neighbouring Vienne, in a charming village with remarkable chateau, this super 'Maison de Maitre' is in good decorative condition. Bright and spacious, it benefits from a lovely ground floor bedroom, shower room, and WC. Looking east, south, and west exposure, there is plenty of light and a view towards the castle chapel. Windows are double-glazed (secondary glazing on windows of the splendid Living/Dining room). Electric boiler system (installed 2012). Nearest larget towns : Thouars 13km, Loudun 15km, Montreuil-Bellay 29km, Chinon 40km Nearest train station - Thouars, TGV at Poitiers/ Saumur Nearest airports: Poitiers 60km, Tours 109 km, Nantes 150km All measurements are approximate.



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

Double-glazing (some secondary glazing)

Two open fireplaces

Electric heating (boiler from 2012)

Mains drains.

Fibre Internet is available in the village - you will just need to make the connection.

The house comprises:

On the ground floor:

Veranda [5m²]

Entrance

Equipped kitchen [16m²]

Small living room [16m²]

Shower room with WC

Living-dining room [50m²] with open fireplace, striking walnut staircase and silky marble floor

Bedroom [20m²]

Upstairs:

4 Bedrooms [16m², 20m², 20m², 16m²]

Shower room with WC

Laundry room with WC;

Small Attics.

Ample parking.

Garage, large outbuilding, garden shed and aviary, vaulted cellar under the house, boiler room.

Please note that all measurements are approximate.

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

LOCAL TAXES

Taxe foncière: 1205 EUR

NOTES