

A single-level stone house nestled in a tranquil location, featuring a summer studio.

EXCLUSIVE

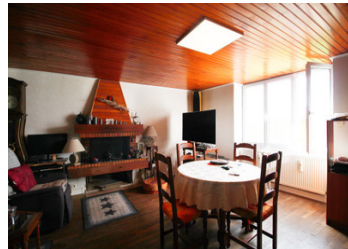


INFORMATION

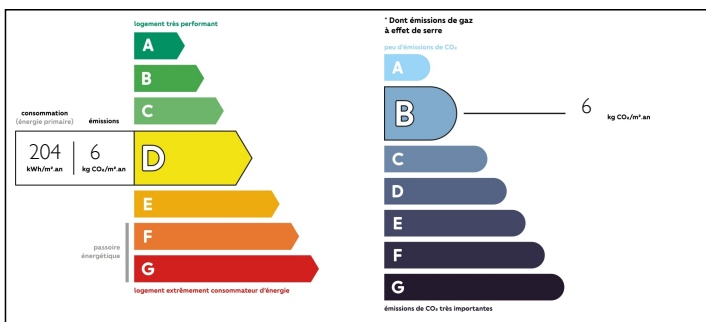
Town:	Asnières-en-Poitou
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	97 m2
Plot Size:	1464 m2

IN BRIEF

If you're yearning for a countryside retreat, look no further than this idyllic spot. Tucked away at the end of a secluded lane, bordering a serene forest with sweeping vistas of the countryside and woodland. This charming property comprises a cozy one-bedroom house, all on a single level. Boasting modern comforts such as a heat-pump and double glazed windows, ensuring year-round comfort and energy efficiency. Additionally, a separate guest bedroom offers privacy and convenience, accessible from its own entrance. Outside, the fenced garden is a tranquil oasis, requiring minimal upkeep, while offering delightful views of a organic agricultural field and the forest beyond. Escape the hustle and bustle and immerse yourself in the peaceful ambiance of rural living at its finest.

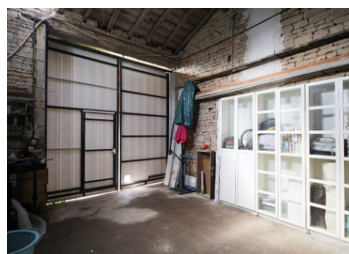
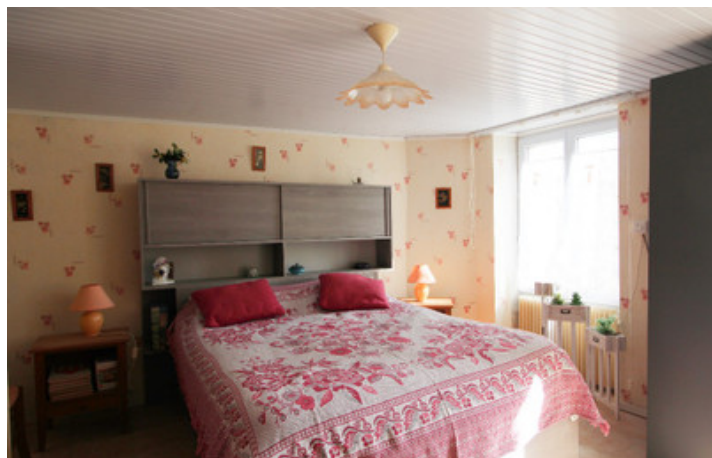


ENERGY - DPE



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 property in further detail :

Main house :

Entrance into the veranda (11 m²)

Kitchen (8,6 m²)

Living room (29 m²) with fireplace

Hallway (6 m²)

Bedroom (18 m²)

Shower room (6,6 m²) with shower, sink and toilet.

Garage (41 m²) with connections for washing machine and dryer, heat pump and water heater.

Barn/Garage (30 m²)

Shed for storage (14 m²)

Potting shed (10 m²)

Studio with separate entrance :

Bedroom (15 m²)

Shower room (2 m²) with toilet, sink and shower.

More information available upon request.

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

LOCAL TAXES

Taxe foncière: **900 EUR**

NOTES