

Charming 4-Bedroom stone house : A Peaceful Haven in a Countryside village, at the Gates of a Dynamic City



## INFORMATION

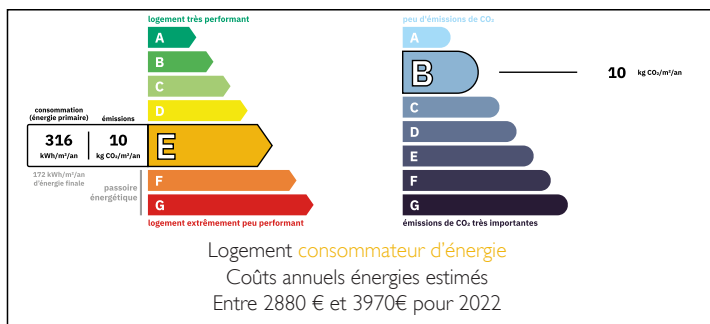
|             |                   |
|-------------|-------------------|
| Town:       | Brion-près-Thouet |
| Department: | Deux-Sèvres       |
| Bed:        | 4                 |
| Bath:       | 3                 |
| Floor:      | 165 m2            |
| Plot Size:  | 1180 m2           |

## IN BRIEF

An ideal property to do bed and breakfast in addition to your home. 11 km from Thouars, 10 km from Montreuil Bellay, a few kilometres from the Bressuire golf course, 25 km from Saumur and its world-famous vineyards. You'll find everything you need in these parts: doctors, chemists, dentists, schools and colleges, restaurants, bars, supermarkets, and a wide range of associations.

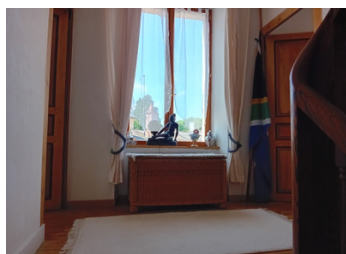
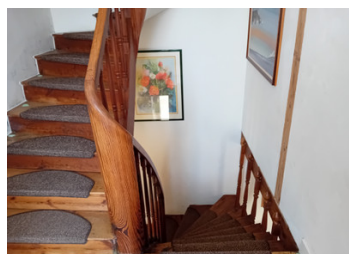
And all this in a quiet country village with a corner shop and post office.

## 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:

Ground floor:

A 17 m<sup>2</sup> living room.

A 12 m<sup>2</sup> kitchen.

Toilet with shower with washbasin 3 m<sup>2</sup>.

Following :

A second living room 14 m<sup>2</sup>.

A second kitchen 19 m<sup>2</sup>.

A cellar 31 m<sup>2</sup>.

A 10 m<sup>2</sup> bedroom.

An enclosed garden (1180 m<sup>2</sup>) with well.

Workshop 24 m<sup>2</sup>.

Wood shed.

Attached building to renovate 19 m<sup>2</sup>.

First floor:

A landing leading to two bedrooms (16 m<sup>2</sup> and 12 m<sup>2</sup>).

Second floor:

A landing leading to a 12 m<sup>2</sup> bedroom

A shower room with WC and washbasin 6 m<sup>2</sup>.

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

## LOCAL TAXES

Taxe foncière: 666 EUR

## NOTES