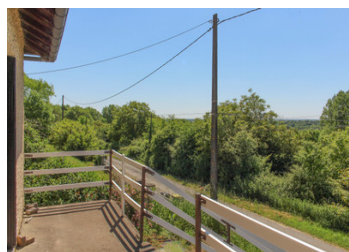
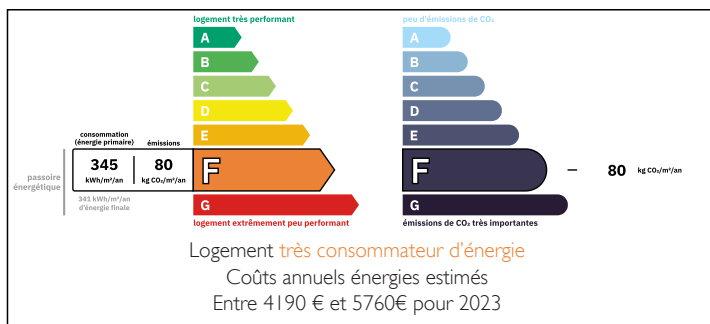


Practical 4 bed detached house in peaceful location just outside picturesque village of Saint-Loup-Sur-Thouet

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Saint-Loup-Lamairé |
| Department: | Deux-Sèvres        |
| Bed:        | 4                  |
| Bath:       | 2                  |
| Floor:      | 120 m2             |
| Plot Size:  | 1370 m2            |

## IN BRIEF

Located on a quiet lane about 2km from the popular village of Saint-Loup-Sur-Thouet, with stunning views over the Thouet valley, this well-maintained and relatively modern property would make the perfect holiday home or permanent residence.

Nearby Saint-Loup boasts cafés restaurants and small shops as well as a weekly market on Sunday mornings. For supermarkets and other services Airvault and Parthenay are both within easy reach (about 10 and 20 minutes by car respectively) and the trip to Poitiers with it's international airport, TGV rail links and tourist attractions takes less than an hour.

Living space is split between an upper floor accessible via steps at the front of the house and the ground floor which in addition to a large garage has further accommodation including 2 bedrooms a shower room.

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

### UPPER FLOOR:

Kitchen 12m<sup>2</sup>

Lounge 22m<sup>2</sup>

Dining room 10.5m<sup>2</sup>

Bedroom 10m<sup>2</sup>

Bedroom 10m<sup>2</sup>

Bathroom

WC

### GROUND FLOOR:

Bedroom 14m<sup>2</sup>

Bedroom 9m<sup>2</sup>

Cellar 6m<sup>2</sup>

Shower room

Utility room

Garage 20m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 852 EUR**

### OUTSIDE:

Parking

Enclosed garden to the rear

The house currently has a septic tank but mains drainage is available for connection

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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