

Four bedroom largely renovated property in peaceful hamlet with large barn and half a hectare of woodland.

EXCLUSIVE



INFORMATION

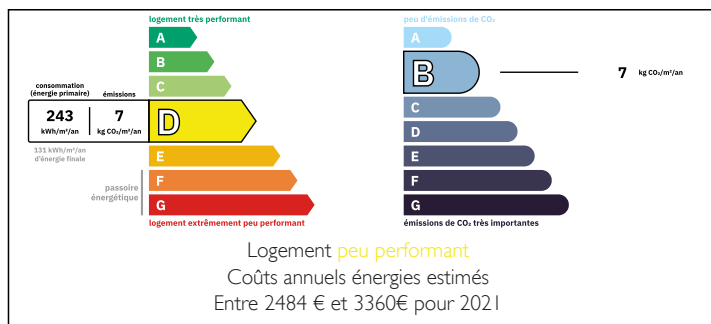
Town:	Saint-Aubin-le-Cloud
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	188 m2
Plot Size:	10122 m2

IN BRIEF

Renovated internally to a high standard (but in need of finishing) and with well proportioned rooms and high ceilings, this property would make a perfect holiday home or permanent residence for anyone looking for a haven of peace and tranquility that is nonetheless within easy reach of all main utilities. It is located in a small hamlet just a few minutes from the popular village of Saint Aubin-le-Cloud, which boasts a supermarket, bar, pharmacy and other small businesses. Parthenay with its retail parks, wide range of services and historic centre is only a 15 minute drive away and further afield but still within easy reach, is Poitiers with its international airport TGV station and tourist attractions.



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.



LOCAL TAXES

Taxe foncière: 687 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Entrance hall 5.5m²
Open plan kitchen/living room 46m²
Lounge/dining room 26m²
Bedroom 10m²
Bedroom 10m²
Shower room 5m²
Utility room (to renovate) 15m²

FIRST FLOOR:

Bedroom with shower room 29m²
Bedroom with bathroom 24m²

OUTSIDE

Garden
Parking
Vegetable patch
Paddock
Woodland (5000m²)
Large barn and other outbuildings

The house benefits from double glazing throughout.
The septic tank does not conform.

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