LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37384DTH79 Price: 224 300 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

Exquisitely renovated detached home on plot of 5010m in superb location overlooking the Pamproux valley

EXCLUSIVE

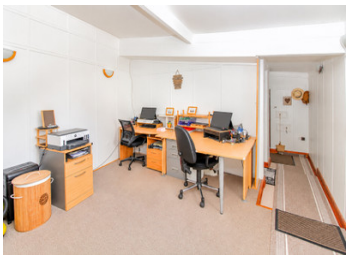






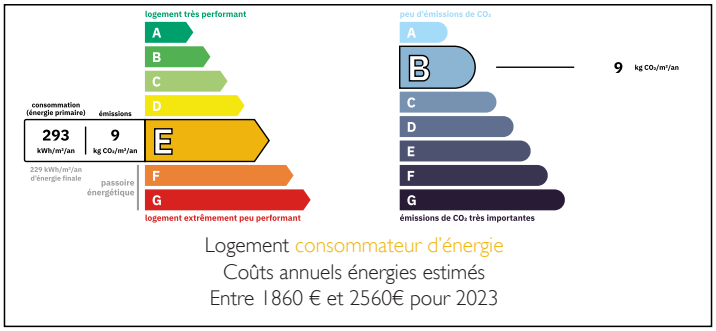








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1860 € et 2560€ pour 2023

INFORMATION

Town:	Salles
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	13140 m2

IN BRIEF

Nestled in the hills above Pamproux and with stunning views across the valley, this exceptional property is a haven from the cares of the World but within easy reach of amenities.

At Pamproux & La-Mothe-Saint-Héray you'll find a full range of shops, services and places to dine and socialise. There's even a stylish riverside restaurant a few hundred yards from the house.

Only 5 minutes away, the A10 autoroute connects you to airports at La Rochelle & Poitiers and the beaches of the Atlantic coast. There are trains to La Rochelle & Poitiers from Pamproux station (a two minute drive away) and a trip to Saint-Maixent-l'École with its weekly market and TGV rail service takes 15 minutes.

The house is tastefully finished with well-proportioned rooms including a lounge-diner

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37384DTH79 Price: 224 300 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**446 EUR**

NOTES

DESCRIPTION

The main access to the property is via a long treelined drive leading to a south facing garden with ample parking for several vehicles in front of the house. To the side and rear lies an orchard with grassy paths and wilded areas for flora and fauna alike.

Details of accommodation as follows:

GROUND FLOOR:
Kitchen 18m²
Living room 30m²
Utility room 15m²
Bathroom 7m²
Bedroom 11m²
Bedroom 11m²

FIRST FLOOR:
Bedroom 26m² + en suite 4m²

OUTSIDE:
Terrace
Parking
Workshop
Hanger
Extensive gardens
Courtyard
2 additional parcels of land - not attached to house (5480 m² & 2650 m²)

The house benefits from double glazing throughout and all rooms in the property also have wall mounted electric oil-filled radiators. In addition, there is a 12 kilowatt wood burning stove in the living room which is sufficient to heat all of the main rooms in the house.

The septic tank conforms to current standards.

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