LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39050NHA79 Price: 119 900 EUR

agency fees included: 9 % TTC to be paid by the buyer (110 000 EUR without fees)

Charming 3-bed property on the outskirts of a sought-after village, ready to move in and priced to sell.















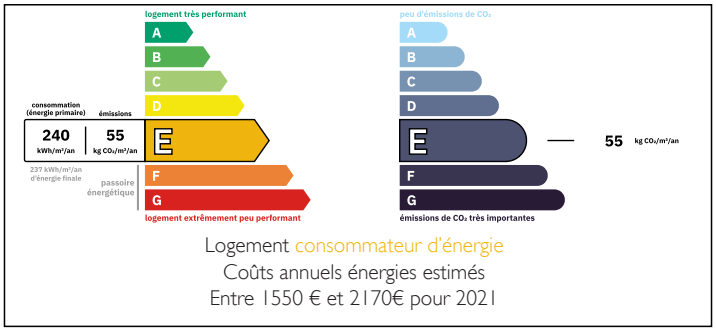
INFORMATION

Town:	L'Absie
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	354 m2

IN BRIEF

This charming 3-bedroom home with attached garden sits on the edge of L'Absie, offering peace and privacy within walking distance of village amenities. Ideal as a permanent residence or holiday getaway, it's just 41 km from Niort with its shops and TGV station. Excellent transport links include Poitiers Airport (79 km), La Rochelle (80 km) and Nantes (118 km). Combining rural tranquillity with easy access to larger towns and the coast, this property offers both comfort and convenience. Additional photos, a virtual tour and floor plans available on request.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1550 € et 2170€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**638 EUR**
Taxe habitation:	**554 EUR**

NOTES

DESCRIPTION

This charming home offers spacious, well-proportioned rooms, a practical layout, and pleasant outdoor spaces – ideal as a permanent residence or holiday retreat.

Ground Floor

Generous Lounge (33 m²) with a feature insert fireplace and patio doors opening directly onto the front garden, creating a light and welcoming space.

Fitted Kitchen (12 m²) with room for a dining table – perfect for family meals or entertaining friends.

Utility Room (5 m²) with sink, plumbing for a washing machine, and housing the heating boiler.

Shower Room with WC (4 m²).

Attached Garage (19 m²) with oil tank and additional plumbing for a washing machine.

First Floor

Landing (7 m²) leading to three comfortable double bedrooms (12 m², 13 m², 12 m²).

Family Bathroom (4 m²) featuring a bath, separate shower, WC, and washbasin.

Additional Features

Tiled flooring on the ground floor; parquet flooring upstairs.

Double-glazed windows and doors.

Septic tank installed in 2022 and fully compliant.

Oil-fired central heating (not tested).

Attractive gardens to the front and side with a pergola – perfect for al fresco dining.