LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39722NHA79 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)

Renovated 2-bed home in lively L'Absie with garden, terrace, barn, garage and full village amenities

EXCLUSIVE















INFORMATION

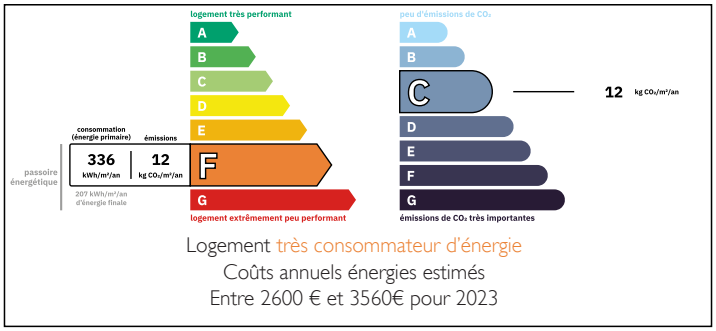
Town:	L'Absie
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	96 m2
Plot Size:	897 m2

IN BRIEF

In the heart of L'Absie, a large village with full amenities, this renovated property makes a perfect starter home, investment, or holiday retreat. It offers 2 bedrooms and 2 bathrooms upstairs, with a spacious living room and a large kitchen/dining room downstairs featuring a double-fronted log burner. Outside, there is a garden with covered terrace, plus numerous outbuildings including a garage and barn — all fully enclosed and ideal for enjoying the long summer days.

L'Absie itself has a bar/restaurant, café, tabac, boulangerie, supermarket, garage, schools, post office and a pharmacy. The village is well-placed: around 90 minutes from La Rochelle airport and beaches, 75 minutes from Poitiers airport, and just under 2 hours from Nantes airport.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2600 € et 3560€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**954 EUR**

NOTES

DESCRIPTION

This beautifully presented property combines character and comfort.

On the ground floor, the front door opens into a bright kitchen/dining room (22 m²) with fitted units, a feature double-fronted log burner (installed in 2019), and access to the rear terrace. A spacious living room (30 m²) with stairs to the upper floor completes this level.

Upstairs, a landing (9 m²) leads to a bedroom (16 m²) with en-suite shower room (4 m²: shower, WC, washbasin). There is also a bathroom (5 m²) with bath, WC and washbasin, which connects to a second bedroom (17 m²).

The house features mainly wooden flooring, exposed or painted beams, double glazing and electric radiators.

Outside, from the kitchen, a large covered terrace overlooks the garden. There is parking for several cars, a garage (26 m²) and multiple outbuildings (5 m², 19 m², 38 m² and 38 m²). The garden is mainly laid to lawn with trees and flower borders.

Unusually for a village-centre property, there are so many outbuildings, making this a rare find.

Measurements are approximate.

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

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