LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43388MGO79 Price: 96 700 EUR

agency fees to be paid by the seller

Charming 3 bed home with large garden, elevated views and great potential in Argentonnay















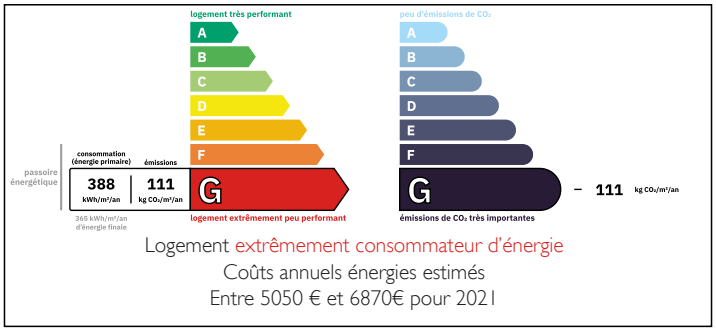
INFORMATION

Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	2044 m2

IN BRIEF

Characterful 1890 house with 3 bedrooms, 102 m² of living space and a generous 2,044 m² plot. The home offers west‑facing light, an elevated setting with open views, a cellar and ample parking. Located close to shops, schools, health services and leisure facilities, it provides excellent potential for renovation and value‑adding improvements.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5050 € et 6870€ 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:	**620 EUR**

NOTES

DESCRIPTION

This spacious 3‑bedroom, 102 m² home sits on a large 2,044 m² plot in an elevated position on the edge of Argentonnay. Built in 1890, it offers generous room sizes, a separate kitchen, one bathroom, two WCs, and practical extras including a cellar and parking for four vehicles. The west‑facing orientation brings warm afternoon light, while the open surroundings provide a pleasant rural feel. Though interior updating is needed, the structure is solid and full of character. Daily amenities—including supermarket, GP, pharmacy, cinema and swimming pool—are within 1 km. Regional links include access to Thouars, Bressuire, and road connections to larger cities, with airports and train services within 30–60 km. The area offers nearby countryside walks and local cultural attractions, making this a strong opportunity for buyers seeking value and potential.

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