LEGGETT IMMOBILIER INTERNATIONAL

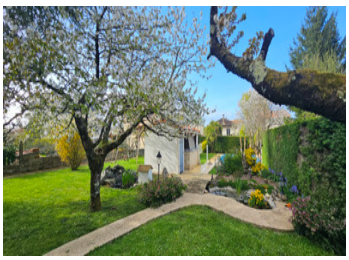
www.frenchestateagents.com

Ref: A43964MGA79 Price: 332 000 EUR

agency fees to be paid by the seller

Niort – stone house, 147 m , 7 rooms, double garage, enclosed garden, swimming pool















INFORMATION

Town:	Niort
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	943 m2

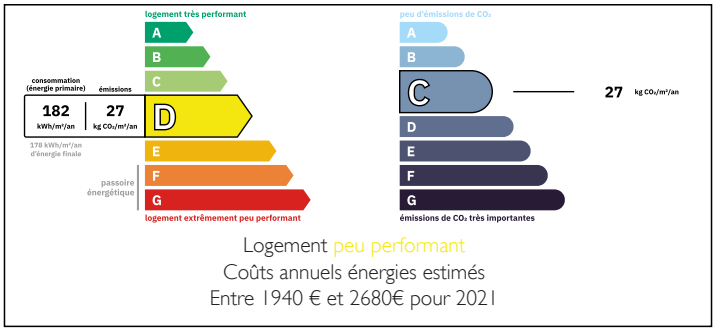
IN BRIEF

Located in a quiet neighborhood of Niort, just 2 km from downtown, this renovated former farmhouse enjoys a prime location. The Les Halles market, voted the most beautiful market in France, perfectly embodies the local way of life. A vibrant city, Niort offers a full range of shops and services, free public transportation, bike-sharing, and a TGV station with trains to Paris in just 2 hours.

Built on three levels, the house charms with its spacious rooms, bright living areas, and numerous outbuildings. Outside, you'll enjoy a landscaped garden with a pool, perfect for sunny days.

A 70-square-meter garage, a well, a garden shed, and a pool house complete this property.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1940 € et 2680€ 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:	**2019 EUR**

NOTES

DESCRIPTION

A semi-detached house, built of limestone rubble stone likely in the late 19th century, combining old-world charm with modern comfort.

It is laid out as follows:
On the ground floor, a beautiful living area of approximately 40 m² with an open-concept kitchen leading into the dining room, featuring a wood-burning insert, a living room, and a bathroom with a toilet.

On the first floor, a 14.50 m² bedroom above the living room; above the kitchen/living room, a 7.30 m² landing used as an office, leading to two bedrooms (13 m² and 11.75 m²) and a bathroom with a toilet.

On the second floor, a spacious 28 m² landing converted into a game room, as well as a 10.50 m² bedroom.

Outside, the property offers a beautiful setting with a wooded lot and a paved front yard. It also features an 8x4 m Desjoyaux swimming pool (depth ranging from 1.20 m to 2 m) with a pool house, a workshop, and a 70 m² double garage with a pit.

Additional features: fiber-optic internet installed, motorized gate and garage doors, solar panels (average annual revenue of €1,850), city gas central heating, municipal sewerage, and a well.

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