LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44159NHA79 Price: 174 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (161 112 EUR without fees)

Family home with gîte offering 5 bedrooms and 4 bathrooms in total, gardens and summer kitchen in L'Absie

EXCLUSIVE















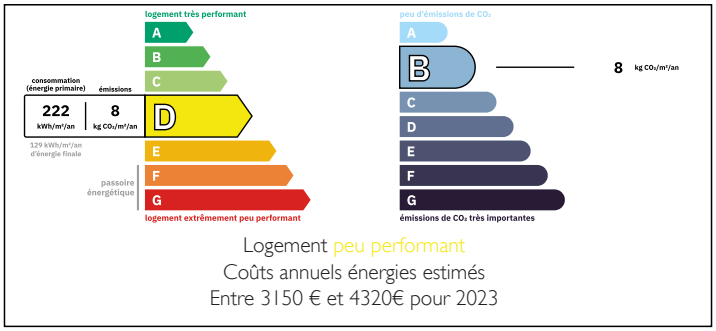
INFORMATION

Town:	L'Absie
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	167 m2
Plot Size:	1245 m2

IN BRIEF

L'Absie is a lively village with local shops, supermarket, bakery, pharmacy and cafés, providing everyday amenities within easy reach. The larger town of Niort is approximately 40 km away, offering mainline train connections and a full range of services. The Atlantic coast and beaches are around 80 km away. Poitiers airport is approximately 85 km away, with Nantes airport around 90 km from the property, providing excellent travel links.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3150 € et 4320€ 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.

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LOCAL TAXES

Taxe foncière:	**1450 EUR**
Taxe habitation:	**1310 EUR**

NOTES

DESCRIPTION

Situated in the village of L'Absie, this versatile property - formerly run as a B&B and gîte - offers flexible living accommodation, ideal for a family home with income potential or multi-generational living.

The original part of the house comprises a KITCHEN (15m²) with space for a dining table, a UTILITY ROOM (5m²) with access to the side garden, and a spacious LOUNGE (26m²) with fireplace. From here, there is a BEDROOM (17m²) with an ENSUITE SHOWER ROOM (7m²), offering convenient ground floor living.

Recently renovated, the property also benefits from a further SHOWER ROOM (4m²) and two additional BEDROOMS (12m² and 16m²), one of which has its own ENSUITE SHOWER ROOM (4m²).

In addition, there is an independent GÎTE, also recently renovated, comprising a large LIVING ROOM (32m²) with kitchen area and patio doors opening onto the rear garden. Upstairs, there are two BEDROOMS (9m² and 14m²) and a SHOWER ROOM (4m²).

Patio doors from the rear-facing rooms open onto an enclosed back GARDEN, perfect for relaxing or entertaining. To the side of the property, there is an additional garden area featuring a covered summer kitchen - ideal for outdoor dining.

To the front of the property is an enclosed courtyard with space for several vehicles.

The property is connected to mains drainage.

All measurements are approximate.

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