LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44947DCO79 Price: 429 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (405 189 EUR without fees)

Detached stone house offering 4/5 bedrooms & 4 bathrooms, one of each on the ground floor, pool and garden.















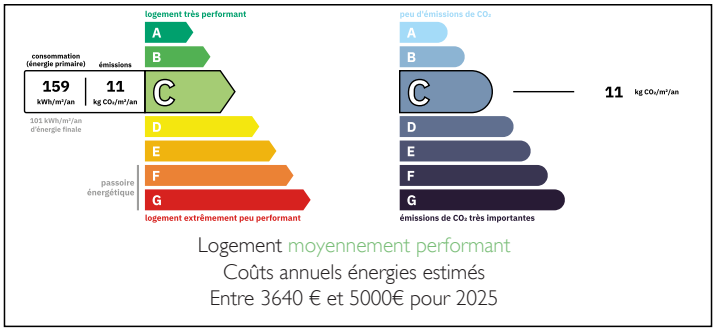
INFORMATION

Town:	Lorigné
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	287 m2
Plot Size:	3390 m2

IN BRIEF

This detached 4/5 bedroom property is situated in a quiet location in the commune of Lorigné just a short drive away from amenities in Sauzé-Vaussais.
This house offers the possibility of splitting the ground floor to make a small separate lodging, either for a family member or for rental potential.
Ready to move into, with a private, not overlooked garden and pool area, if you are looking to relocate to a property where you can unpack your cases and enjoy life, this property is for you. Also has the bonus of an electric car charger!
Book your viewing today.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3640 € et 5000€ pour 2025

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **1345 EUR**

NOTES

DESCRIPTION

Entrance 16.3m²
Office 9.8m²
Shower room and WC 6.2m²
Games room / Bedroom 5 14.2m²
Utility Room 9.6m²
WC with wash hand basin 2.4m²
Lounge 31m² with pellet burner
Dining room 28m² with wood burning stove
Kitchen 20m² fitted and equipped with a dishwasher, range cooker and extractor hood.

Upstairs :
Bedroom with ensuite shower room and WC 21m²
Two further bedrooms 25m² and 16m²
Family bathroom 9.7m² comprising of bath, shower, wash basin and WC
Master suite with air conditioning comprising of bedroom 30m², ensuite shower room and WC 6m² and dressing room 26m²

Outside :
Workshop 14m²
A large covered terrace 31m²
Boiler room housing the central heating boiler, the oil tank and the solar converter
Wood store
Garden with lawn and fruit trees
Pool 10mx5m with lights and speakers around, chlorine with a shallow end of approximately 1m deep and a deep end of approximately 2m deep.
The pool has both summer and winter covers and is heated.
This property benefits from a new waste drainage system, double glazing, solar heating for the heating and hot water and an electric vehicle charge point
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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