LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45233FNM79 Price: 452 127 EUR

agency fees to be paid by the seller

A stunning master house with a central location, close to all shops and amenities, and beautifully presented















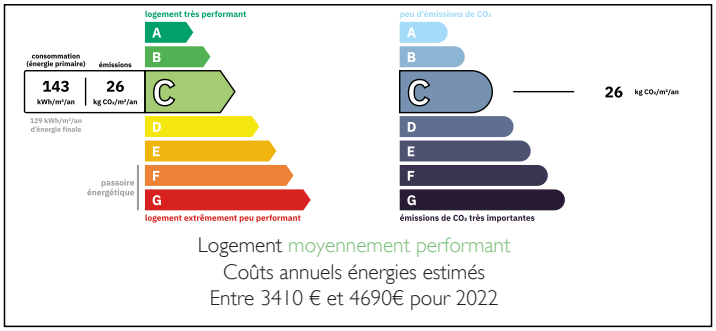
INFORMATION

Town:	Thouars
Department:	Deux-Sèvres
Bed:	4
Bath:	5
Floor:	269 m2
Plot Size:	379 m2

IN BRIEF

A beautiful home or superb commercial property, energy-efficient with a C energy rating. Private parking and a fully enclosed courtyard. Beautiful, spacious and elegant interiors. Ideal location, within walking distance of all amenities. 4 bedrooms with en-suite bathrooms, a magnificent wooden staircase, a living room with a fireplace and a dining room. Suitable as a family home or for a guesthouse

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3410 € et 4690€ pour 2022

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:	**2490 EUR**
Taxe habitation:	**2548 EUR**

NOTES

DESCRIPTION

Ground floor:
A large entrance hall (12 m²) leading directly to a magnificent wooden staircase
A 25 m² living room with a fireplace, a 27 m² dining room, an 11.6 m² fitted kitchen, and a 3.5 m² storage room.
On the first floor:
An 18 m² landing and hallway
A 28 m² bedroom with a separate shower room, toilet and washbasin
A room designed to be converted into a sauna
A 29 m² bedroom with an 8 m² bathroom featuring a separate shower, toilet and washbasin.
On the second floor:
A landing and hallway
A 26 m² bedroom with a separate shower room, toilet and washbasin
A 43 m² bedroom with a bathroom plus a separate shower, toilet and washbasin (12 m²)
Outside:
A fully enclosed courtyard and a vaulted cellar
Dimensions are for guidance only

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