LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45394DTH79 Price: 109 000 EUR

agency fees to be paid by the seller

Charming and well maintained detached house with many original features in quiet hamlet just outside of Chiché

EXCLUSIVE















INFORMATION

Town:	Chiché
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	1180 m2

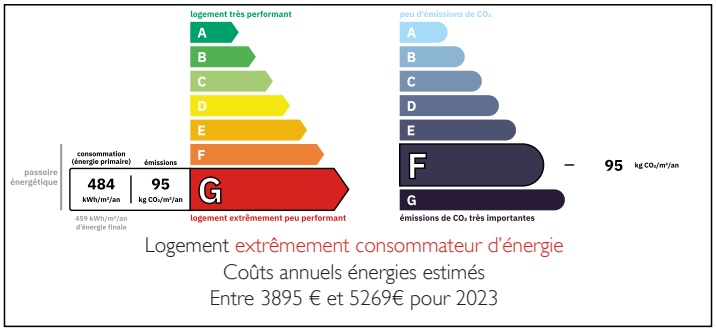
IN BRIEF

Located only minutes from the village of Chiché, this property has loads of potential as a holiday home or a main residence. Although well-maintained, it retains an authentic charm with stone walls and original wooden flooring throughout. The main rooms are spacious and well-proportioned with high ceilings and plenty of natural light. Outside, the garden is a good size but manageable with great views of the surrounding countryside.

Day-to-day amenities in Chiché are within walking distance whilst for a broader range of services, both Parthenay and Bressuire are less than 20 minutes away by car, each offering a wide range of shops, restaurants, leisure and cultural facilities as well as rail and bus stations.

Chiché is a great jumping off point for exploring the region; Puy de Fou (France's favourite theme park) is less than an hour away and the...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3895 € et 5269€ 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.

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.
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LOCAL TAXES

Taxe foncière: **517 EUR**

NOTES

DESCRIPTION

GROUND FLOOR:
Entrance hall 5m²
Kitchen/dining room 28m²
Sitting room 32m²
Shower room 4m²
Pantry 4m²
Boiler room 26m²
Cellar

FIRST FLOOR:
Landing 6m²
Bedroom 32m²
Bedroom 29m²
Bedroom 9.5m²
Room to renovate above boiler room 26m²

OUTSIDE:
Garden
Covered parking/barn
Well

In addition to the space currently rated as accommodation, there is at least 100 square metres of additional floor space ready to be converted, giving a potential total of 184m²

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

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