LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46272PBE79 Price: 59 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (53 000 EUR without fees)

Cute three-bedroomed house in quiet hamlet not far from the market town of Chef Boutonne















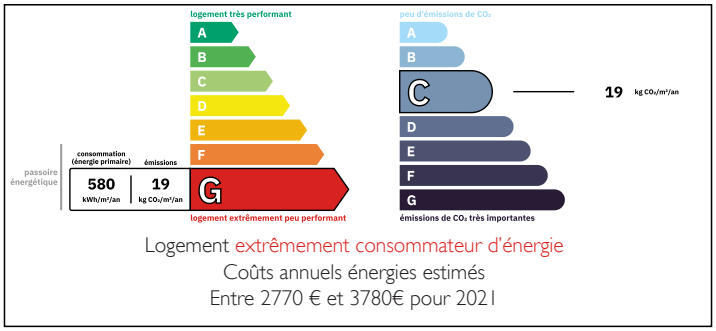
INFORMATION

Town:	Aubigné
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	79 m2
Plot Size:	190 m2

IN BRIEF

This is a charming semi-detached traditional cottage with three bedrooms and two bathrooms (one bedroom and shower room downstairs). To the front of the house is a pleasant courtyard style garden which is very low maintenance. In addition there is an outbuilding separated into two rooms. One is used as a laundry/utility room and the other in the past has been used as a spare bedroom.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2770 € et 3780€ 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 habitation: **679 EUR**

NOTES

DESCRIPTION

Ground floor:
Kitchen 11.6m2
Sitting room 19m2
Bedroom 14.3m2
Shower room 5.1m2

First floor:
Bedroom 8m2 with sloping ceiling
Bedroom 12m2 with sloping ceiling
Shower room 6m2

Outside:
Outbuilding separated into two rooms (one with a sink)

The house is at 6km from a village with small amenities and just a 10 minute drive to the centre of Chef Boutonne.

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