LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46633NHA79 Price: 88 000 EUR

agency fees to be paid by the seller

5-Bed village house in L'Absie – Ideal investment opportunity or holiday home















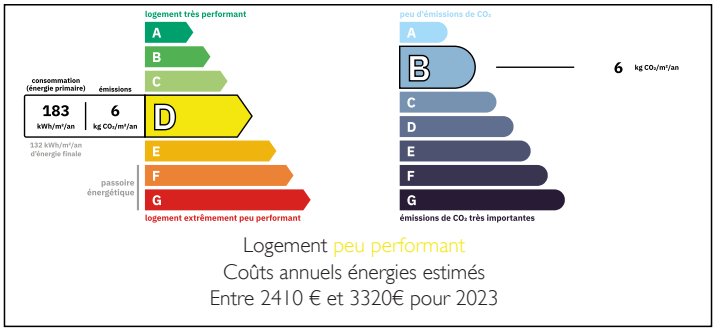
INFORMATION

Town:	L'Absie
Department:	Deux-Sèvres
Bed:	5
Bath:	1
Floor:	197 m2
Plot Size:	1 m2

IN BRIEF

Spacious 5-bedroom village house in the heart of L'Absie offering excellent renovation potential. Featuring a garage, cellar, attic space and air conditioning, this low-maintenance property is ideal as a holiday home, rental investment or family residence.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2410 € et 3320€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46633NHA79 Price: 88 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

Situated in the centre of the popular village of L'Absie, this spacious five-bedroom property offers an excellent opportunity to create a comfortable family home, holiday retreat or investment property.

The ground floor comprises a kitchen (14m²), living room (36m²), separate lounge (42m²) with patio doors, bathroom (8m²) and storage room (9m²). Stairs from the kitchen lead down to a cellar, which provides access to the garage.

The first floor features a large landing (13m²) leading to five bedrooms (11m², 13m², 19m², 21m², 19m²), one of which benefits from a washbasin. A staircase from the landing leads to an attic over half of the house, while a loft hatch provides access to the remaining roof space, offering excellent storage or future development potential (subject to permissions).

The property has recently benefited from the installation of an air source heat pump and air conditioning in most rooms, providing efficient year-round comfort.

With no garden or outside space, this is an easy-to-maintain property, making it an ideal lock-up-and-leave holiday home or rental investment.

Conveniently located just a 2-minute walk from the village park and within easy walking distance of local shops and services. Larger supermarkets and additional amenities can be found in La Châtaigneraie and Secondigny.

Nearby
Village shops and services: walking distance
Village park: 2-minute walk
La Châtaigneraie: 14 km (15 mins)
Secondigny: 13 km (14 mins)
Niort: 41 km (48 mins)
La Rochelle Airport: 82 km (1 hr 26 mins)