LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46884CHR79 Price: 181 440 EUR

agency fees included: 8 % TTC to be paid by the buyer (168 000 EUR without fees)

## 3 bed bungalow with swimming pool and garage















# INFORMATION

| | |
|---|---|
| **Town:** | **Villemain** |
| **Department:** | **Deux-Sèvres** |
| **Bed:** | **3** |
| **Bath:** | **4** |
| **Floor:** | **116 m2** |
| **Plot Size:** | **2050 m2** |

# IN BRIEF

Set in a peaceful hamlet on a 2,050m² plot, recent detached single-storey bungalow with modern comforts (double glazing, fiber, compliant septic tank).

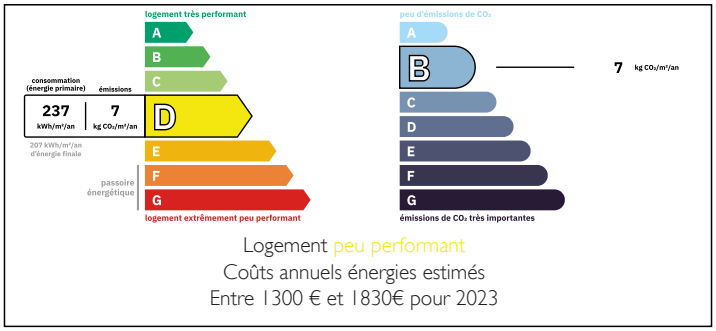
Key features:
Bright 35m² living room with fitted kitchen and wood burner, 25m² lounge, and 3 bedrooms (14, 12, 9m²) all with en-suite bath/shower rooms and WCs.

Brand new 10x4m pool, sun terrace, and enclosed garden. Final landscaping can be completed to your own taste.

Large 28m² attached garage.

Ready to move into!

# ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1300 € et 1830€ 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.

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## LOCAL TAXES

**Taxe foncière:** **1032 EUR**

## NOTES

## DESCRIPTION

Located on the edge of a peaceful hamlet, just 10 minutes south of Chef-Boutonne, this attractive single-storey bungalow offers 116 m² of comfortable living space in a quiet, rural setting. The property comprises:

Ground floor: An entrance hall opening into a bright 35 m² living area with fitted kitchen, a fireplace with an efficient wood-burning stove with back boiler, and French doors leading out to the pool terrace. A lovely 25 m² tiled lounge provides additional living space. A hallway leads to a 12 m² bedroom with its ensuite shower room and WC. There is also a 6 m² bathroom with WC, along with two further bedrooms of 14 m² and 9 m², each featuring its own en-suite shower room with WC.

Attached to the house is a spacious 28 m² garage with a large door, offering ample storage.

The property benefits from modern features such as PVC double-glazed windows, central wood heating via a high-performance stove, fibre-optic internet availability, and a recent individual drainage system installed in 2018.

Outside, you will enjoy the superb 10 × 4 m in-ground swimming pool—never used—surrounded by a slabbed terrace, as well as the attractive garden lined with mature hedges, providing excellent privacy on its 2,050 m² plot.

A well-presented, welcoming home, perfect for those seeking a tranquil and green living environment.

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