

## SPACIOUS 4 BED TOWN HOUSE CENTRE OF MARKET TOWN OF VASLES. POITIERS 30km

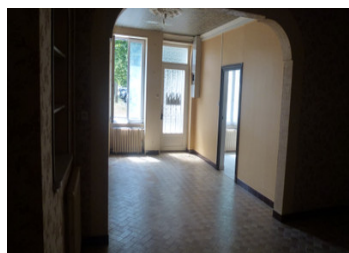


## INFORMATION

Town:	Vasles
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	138 m2
Plot Size:	83 m2

## IN BRIEF

This low maintenance centrally heated house with secluded courtyard to the rear is within easy walking distance of a good cafe bar and has plenty of free parking opposite



## ENERGY - DPE

DPE in progress.

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.



## DESCRIPTION

Situated in the centre of this busy small town.

### Ground Floor

Entrance door to Lounge/Diner (45m<sup>2</sup>), window overlooking the village square and parking area. Fireplace, radiators and tiled floor.

Office/Dining room (14m<sup>2</sup>) with window to square  
Large under stairs storage cupboard

Kitchen (9m<sup>2</sup>) tiled floor, sink, cupboard and door to courtyard

Shower room with shower, basin.

### Pantry

Courtyard (part covered) with boiler room and w.c.

1st Floor Accessed by stairs from the Lounge

Landing and bedrooms with original wooden floors

4 Bedrooms (16, 16, 16 & 9 m<sup>2</sup>)

Family Bathroom with bath, basin

Separate W.C.

## LOCAL TAXES

**Taxe foncière: 579 EUR**

**Taxe habitation: EUR**

Outside to the rear is a small courtyard and opposite the front of the house is a car park with free parking.

The town has shops, cafe bar, sports centre and a theatre/cinema

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

## NOTES