

Very spacious 3 bedroom detached house renovated to a very high standard with several large outbuildings



## INFORMATION

Town:	Clessé
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	210 m <sup>2</sup>
Plot Size:	5115 m <sup>2</sup>

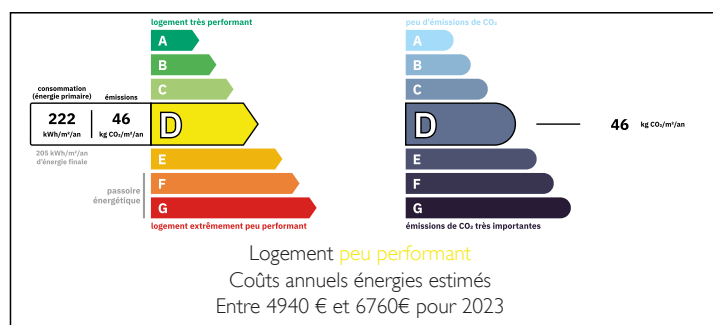


## IN BRIEF

This surprisingly large house is both charming and practical, with stylish and well-finished interiors and plenty of space both inside and out. Tastefully decorated and beautifully maintained throughout with polished wooden floors.

Located close to the village of Clessé, day to day amenities are within walking distance whilst for a broader range of services Parthenay and Bressuire are both around 20 minutes away by car. For international travel, the trip to Poitiers with its international airport and access to the TGV network takes no more than an hour. Details of accommodation as follows :

## ENERGY - DPE



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

### GROUND FLOOR :

Kitchen 15m<sup>2</sup>  
Office 14m<sup>2</sup>  
Dining room 21m<sup>2</sup>  
Living room 37m<sup>2</sup>  
Bedroom with en suite 20m<sup>2</sup>  
Shower room

### FIRST FLOOR :

Wide landing  
Master bedroom with en suite bathroom 70m<sup>2</sup>  
Bedroom with dressing and WC 25m<sup>2</sup>

### OUTSIDE :

Garage 42m<sup>2</sup>  
Workshop/Boiler room 35m<sup>2</sup>  
Barn 62m<sup>2</sup>  
Hangar  
Parking  
Garden

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

## LOCAL TAXES

**Taxe foncière: 797 EUR**

**Taxe habitation: EUR**

## NOTES