

Renovated Four-bed + three-bed house offering good rental potential. Each has parking, garden, outbuilding.



INFORMATION

Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	7
Bath:	2
Floor:	206 m ²
Plot Size:	1080 m ²



IN BRIEF

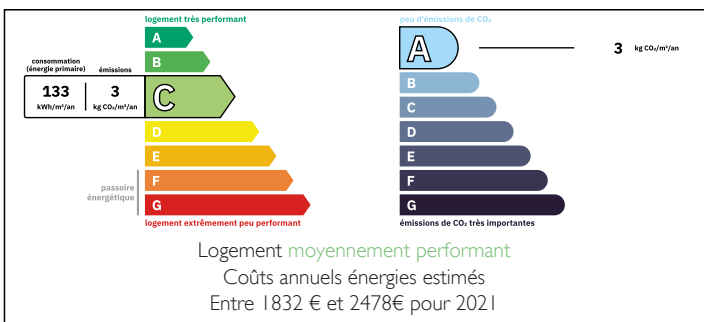
Near the centre of Argentonnay, a friendly village with good basic amenities - schools, a great bakery, a bar and four eateries, an open-air swimming pool, lovely walks around the lake, a weekly market, a cinema and even a micro-brewery.

Nearest towns - Bressuire and Thouars, both within 25km

Nearest airports - Nantes, Poitiers and Angers within 110km.

Well-placed for visiting tourist (and locals) favourites Puy Du Fou (35km), Doué-la-Fontaine zoo (29km) Saumur (46km) and the many chateaux and vineyards of the Loire.

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

Both the main four-bedroomed house (125m²) and the three-bedroom house (80m²) benefit from recent renovation. Fully double-glazed and insulated, the main house is heated by an efficient wood-pellet boiler, while the smaller house has a brand-new heat pump (Aug 2023). Hot water by immersion. Both are on mains drains.

The smaller property has the option of using well water or mains water, while the bigger house only uses well water for the moment, although this could be connected.

Both properties have separate gated access with off-road parking.

MAIN HOUSE

Electric gate entrance.

Ground Floor:

Large covered terrace to the side of the house, part-glazed [32m²]

Open-plan Kitchen/dining room [36m²]

Pantry [4m²]

WC

Living room [24m²] opening onto front terrace

Upstairs:

Landing and open Office area [9m²]

Shower-room with WC

Bedroom 1 [11.5m²]

Bedroom 2 [13m²]

Bedroom 3 [12m²]

Bedroom 4 [9m²]

GITE - Rental potential 550€/month

Wooden gate entrance.

Covered area over door to

Ground Floor:

Living/dining room [23m²] with open

Kitchen [12m²]

Utility room [6m²]

Upstairs:

Landing

Shower-room with WC

Bedroom 1 [9m²]

Bedroom 2 [11m²]

Bedroom 3 [11m²]

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES