

Charming converted barn with self-contained two-bedroom gite and in-ground swimming pool.

EXCLUSIVE



INFORMATION

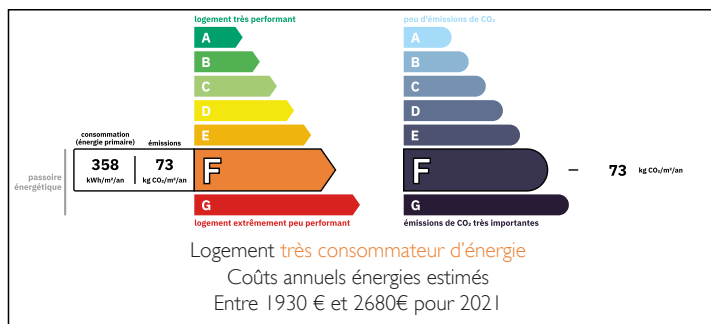
Town:	Azay-sur-Thouet
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	588 m2

IN BRIEF

Located in a quiet hamlet just outside the village of Azay-sur-Thouet, this property would make the ideal holiday home or permanent residence with additional accommodation for friends and family or paying guests.

The village is a fifteen-minute walk or two-minute drive away and has a bakery, a bar/restaurant and a chocolate shop. Supermarkets and other day to day amenities are available in nearby Secondigny whilst for everything else, the drive to Parthenay takes about 15 minutes. Further afield, a trip to Poitiers with its international airport, tourist attractions and TGV connection to Paris takes less than an hour by car. 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

HOUSE DOWNSTAIRS:

Entrance
Kitchen 22m²
Living room 29m²
WC

HOUSE UPSTAIRS:

Bedroom 23m²
Bathroom
Large mezzanine above living room

GITE DOWNSTAIRS:

Living room 30m²
Kitchen 14m²
Bedroom 12m² with mezzanine and shower room
Cellar

GITE FIRST FLOOR:

Bedroom 11m²
Shower room with WC

GITE SECOND FLOOR:

Bedroom 21m²
WC

OUTSIDE:

Terrace
Garage
Garden
In-ground pool with covered seating area
Hot tub

The septic tank doesn't confirm and needs to be replaced

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

LOCAL TAXES

Taxe foncière: **850 EUR**

Taxe habitation: **EUR**

NOTES