

Village house in walking distance from restaurant and boulangerie, 4km from Saint Maixent L'Ecole



INFORMATION

Town:	Soudan
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	1200 m2

IN BRIEF

***OFFER ACCEPTED *** This two bedroomed house offers 120m2 of living space, including 2 reception rooms, 2 bathrooms, and a large dining kitchen.

Poitiers is 48km away with its airport and TCV rail links, The coast is an hour and a half away



ENERGY - DPE

DPE not required.

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

Village house with stable door from the street to:

Large Kitchen Diner (30 m²) with fitted units and central breakfast bar, some exposed stonework and original features

Lounge (20 m²) with exposed ceiling beams

Cloakroom with basin and w.c.

1st Floor

Landing

Bathroom with shower, basin and w.c.

Bedroom (18 m²) original wood floor

2nd bedroom (34 m²) currently used as a lounge.

There is a large attic (48m²) with good height ripe for conversion creating at least 2 extra bedrooms

This property comes with a barn, hanger and land leading to the river. not attached

LOCAL TAXES

Taxe habitation: EUR

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

NOTES