

A cosy 2 bedroom cottage located within a gated compound comprising 2 other properties.



INFORMATION

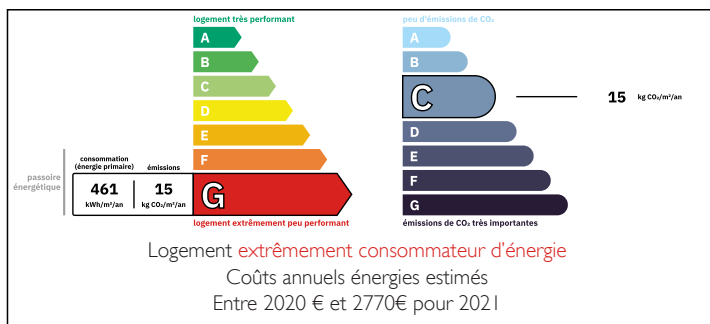
Town:	Loretz-d'Argenton
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	82.14 m2
Plot Size:	537 m2

IN BRIEF

Cosy two-bedroom cottage, with bedrooms and bathrooms on each floor. Located within a gated compound two other properties that share the main garden and carport area, each of the three properties have separate outbuilding



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

The house style is traditional with wooden beams and wood burning fire with feature fireplace. The garden is located to the rear of the property, where there is parking and a small outbuilding. The property is ideally located for access to the village of Argenton l'Eglise where you will find a bar, bank, tabac, hairdressers etc.

The larger towns of Thouars (10km) and Montrouil-Bellay (14km) offer everything you could want.

There are excellent rail and airport links offering national and international connections

Kitchen 15.74 m²

lounge 20.65 m²

bedroom 2 14.3 m²

Downstairs bathroom /utility area 5.47 m²

Bedroom 1 19.20m²

bathroom 7.35m²

LOCAL TAXES

Taxe habitation: EUR

PLEASE NOTE: THE GARDEN IS SHARED BETWEEN THE 3 HOUSES

Three properties within the courtyard reference A17061, A25142MGO79, A16741

This property will need to be connected to the village drainage system

NOTES

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