

Set in the heart of La Mothe-Saint-Héray on a quiet street, this charming 5-bedroom townhouse is a hidden gem

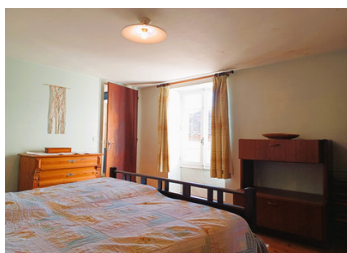


INFORMATION

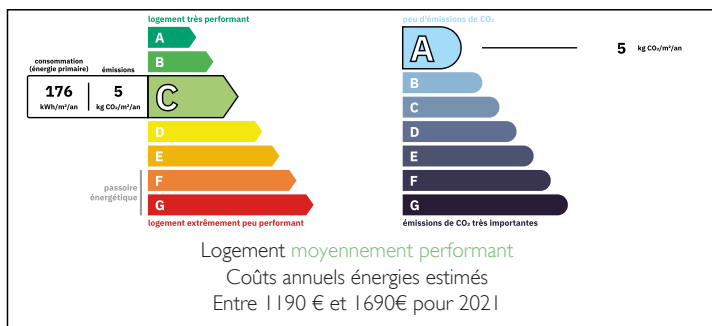
Town:	La Mothe-Saint-Héray
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	15 m2

IN BRIEF

This stone built house is on the corner of two streets giving way to a quirky layout, within walking distance from the centre of town. The property boasts many original features with a genuine opportunity to make your mark and create a lovely home with all the advantages of small town living.

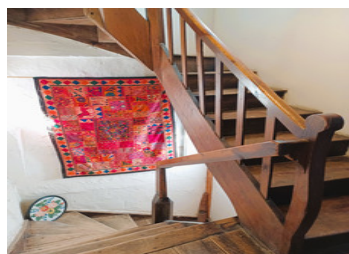


ENERGY - DPE



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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

Upon entering, you are greeted by a warm and inviting kitchen/dining room with a woodburning stove. The property combines traditional French charm with modern amenities. The spacious living area is flooded with light from the large windows, creating an airy, comfortable atmosphere.

There is also a study/bedroom over looking the rear, complete with wood burner. The townhouse boasts five well-appointed bedrooms and extra attic space for conversion.

The property has a small courtyard to the rear, an ideal place to enjoy a morning coffee or an evening glass of wine.

Additionally, the townhouse includes a practical garage and workshop area, catering to those with a penchant for DIY projects or a need for extra storage space.

The property would benefit from some decoration and finishings, but it is already well insulated, has a new thermodynamic water heater and a heat/cooling climate control system.

The property is within 100m from the centre of La Mothe, with its weekly market, bars, hairdresser and various other businesses. It is approx 30km from Niort and 45km from Poitiers, with its airport and rail links to Paris. La Rochelle and the coast are approx 1 hr 15 away.

The property rooms are as follows:

Ground floor

Kitchen/dining room with wood burning stove 32m²

Office 20.5m²

Shower room 5m²

Workshop/utility 31m²

Courtyard 15m²

1st floor

Bedroom 1 10.5m²

LOCAL TAXES

Taxe foncière: 831 EUR

Taxe habitation: EUR

NOTES