

Lock-Up-and-Leave - 1-bedroomed house, quiet location friendly village – bakery, bar, restaurants, shop etc.

## EXCLUSIVE



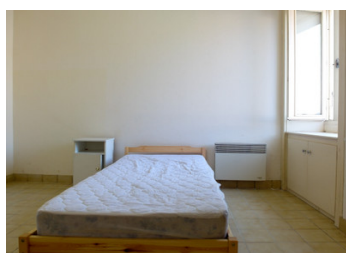
## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Argentonnay |
| Department: | Deux-Sèvres |
| Bed:        | 1           |
| Bath:       | 1           |
| Floor:      | 30 m2       |
| Plot Size:  | 40 m2       |

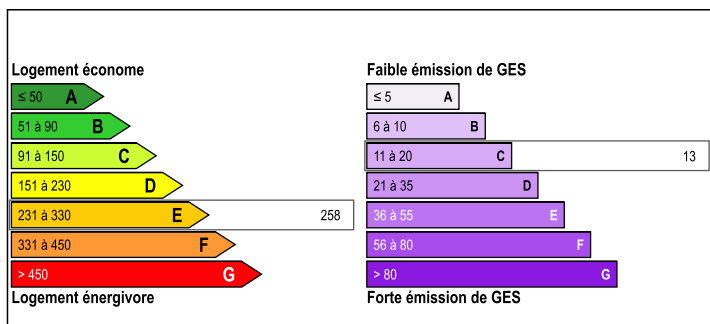
## IN BRIEF

Surprisingly roomy mid-row house in basic condition – electric radiators, double glazed, mains water. Ample parking just outside. No fuss for simple holidays/rental potential.

Just 2km from the heart of Argenton les Vallées, this charming little house has good access to all the conveniences of a small town – medical and school services, supermarket, bakery, banks, bar, popular lakeside restaurant and walks, cinema, hair-and-beauty.... There are many tourist favourites nearby – Puy du Fou (35km), Doué-la-Fontaine zoo (29km) Saumur and the Loire (46km), the larger towns of Bressuire and Thouars under 25km, and budget airlines landing at Nantes, Poitiers and Tours, all within 110km.



## 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 comprises:

Kitchen/Living room [12m<sup>2</sup>] with a good sized storage room [3m<sup>2</sup>] housing the 100L immersion heater

Bedroom [11m<sup>2</sup>] with en-suite shower room [4m<sup>2</sup>] with WC.

Attic space – could be a mezzanine!

Please note, there is no garden or outside space.

Parking v close to the house.

Would benefit from interior redecoration/remodelling.

Non-conforming drainage system.

-----

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

## LOCAL TAXES

Taxe foncière: 193 EUR

Taxe habitation: EUR

## NOTES