

Three bedroom property in quiet hamlet near Thénézay. Repairs required to roof & one ceiling

EXCLUSIVE



INFORMATION

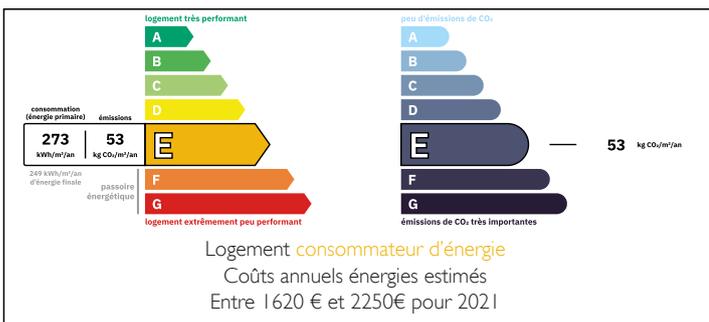
Town:	Thénézay
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	89 m2
Plot Size:	577 m2

IN BRIEF

This quirky property tucked away at the end of grassy lane would make a perfect and practical holiday home or a permanent residence for anyone looking for a peaceful environment without being isolated. The hamlet is a few hundred metres from the Deux Sèvres/Vienne border on the Deux Sèvres side. For day-to-day needs there is a small supermarket and other amenities at Thénézay less than 5 minutes away by car or for a wider range of services, the drive to Parthenay takes about 20 minutes. Poitiers international airport is just over 30 minutes away. 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

GROUND FLOOR:

Entrance hall 9m²
Kitchen 7.5m²
Living room 34m²
Bathroom 7.5m²

FIRST FLOOR:

Bedroom 14m²
Bedroom 8m²
Bedroom 7m²

OUTSIDE:

Covered terrace
Boiler room/workshop with 2 rooms above to renovate
Enclosed garden
Garage

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

There are radiators and an oil-fired boiler for central heating, but it is not currently functional because of a leaky pipe that needs to be repaired/replaced.

Some tiles have fallen from the edge of one roof and the ceiling in the salon has recently been damaged.

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

NOTES