

Renovated stone house with garden - Ready to move into

EXCLUSIVE



INFORMATION

Town:	Villemain
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	932 m2

IN BRIEF

This is one of those charming stone houses - perfectly renovated and easy to maintain. It's ideal for downsizing, as a starter home, or as a holiday retreat.

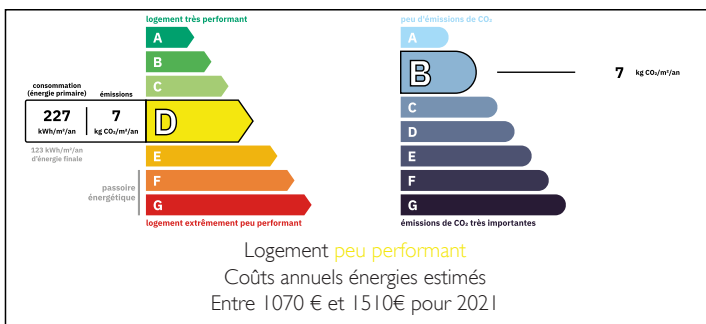
The lovely detached house features a large living room, kitchen, and toilet on the ground floor. Upstairs, you'll find two bedrooms, an office, and a shower room.

With double-glazed windows, a new roof installed in 2015, a septic tank installed in 2012, and plumbing and electrics done by professional builders, this home is well-equipped. Heating is provided by electric radiators and a log burner.

The enclosed garden is easy to maintain and includes a metallic garage.



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 property in detail :

Ground floor :

Kitchen (12 m²) with fitted units, hot water balloon
Bright Living room (38 m²), semi tiled and semi wooden floor.

There's a cellar under the parquet.

Separate toilet

First floor :

Landing

2 bedrooms (9 m² and 12 m²)

Office (3,4 m²)

Showerroom with shower, double sink and toilet.

Fenced Garden of approximately 930 m².

Metal garage (20 m²)

Workshop (20 m²)

More pictures available upon request.

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

LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES