

A four-bedroom, two-bathroom home nestled within a hamlet, surrounded by the landscapes of Gâtine countryside



INFORMATION

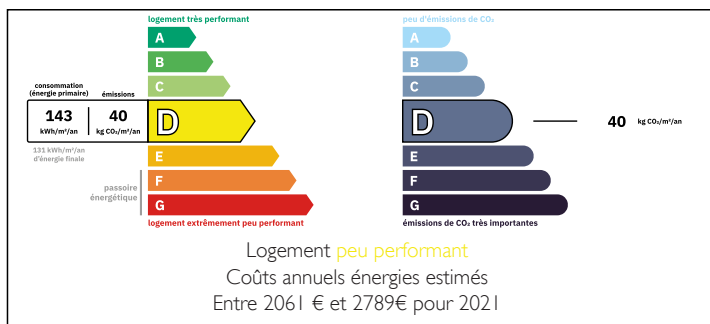
Town:	Saint-Paul-en-Gâtine
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	182 m2
Plot Size:	1718 m2

IN BRIEF

Located less than 2 kms from the heart of L'Absie, this property offers a countryside setting with convenient access to essential amenities such as shops, restaurants, schools, and more. The medieval town of Parthenay is only 29km away with full range of shops, etc La Rochelle with it's beaches 84km while the nearest airport is at Poitiers 77kms.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The house consists :

Ground floor -

Lounge (30m²) with fireplace

Open living room (23m²)/kitchen-dining room (22m²)

Utility room (16m²)

Office/4th bedroom (11m²)

Bedroom (11m²) with dressing area (3m²)

Bathroom (6m²) corner bath, sink and separate shower

2 separate wcs (2m², 2m²)

First floor -

Landing (5m²)

Bedrooms (17m², 5m², 14m²)

Shower room (5m²)

Separate wc (2m²)

A further set of stairs takes you to the attic (66m²)

Garage (22m²)

Boiler room (6m²)

Outbuildings

Large driveway, lawned areas, greenhouse and vegetable plot.

There is a well.

The heating is by oil fuelled boiler, the windows and doors are double-glazed, the floors are either wooden or tiled.

Also, there are solar panels which bring in €2,000.00 a year.

Measurements are approximate.

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