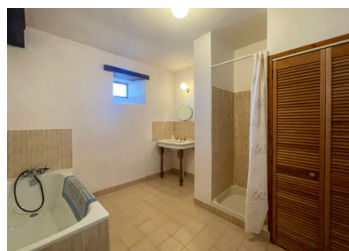


I-2 bedroomed semi-detached village house, amazing historical features, courtyard garden with stone shed.

## EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	158 m2

## IN BRIEF

Holiday/rental investment opportunity 2 km from the centre of Argenton-les-Vallées, a lively village with bakery, bar, restaurant, supermarket, international karting track, medical and school services, banks...

The house comprises:

- Entrance into the kitchen [20 m<sup>2</sup>].
- Living room [27 m<sup>2</sup>] with fireplace
- Shower room, WC, small utility room

First floor:

- Large open-plan mezzanine used as master bedroom [43 m<sup>2</sup>].
- Bedroom [19 m<sup>2</sup>] with washbasin (independent access via external stone steps)

Access from the living room to a small garden courtyard with outbuilding.

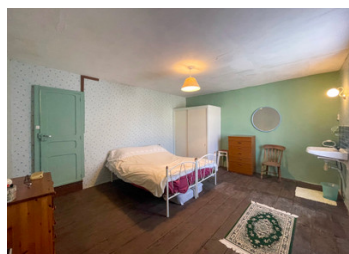
\*\*\*The small adjoining house is also available! See Ref : A26780TLO79\*\*\*

The septic tank is not compliant.

Windows and doors: mostly single glazed.

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 foncière: 320 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Semi-detached Village house with superb ancient fireplaces and carved beams, comprising:

Ground Floor:

Entrance into eat-in Kitchen [20m<sup>2</sup>] with storage cupboards

Living Room [27m<sup>2</sup>] with fireplace (conformity to be confirmed by chimneysweep)

Utility room

WC

Bathroom with bathtub, double sinks and shower

Upstairs:

Large open mezzanine used as the Master Bedroom [43m<sup>2</sup>] with feature stone fireplace and those fascinating beams

Bedroom [19m<sup>2</sup>] with washbasin (independent access via external stone steps).

Access via the Living room to narrow courtyard garden area with stone storage shed.

\*\*\*The attached tiny house is also available! See Ref: A26780TLO79\*\*\*

The septic tank is non-conforming.

Windows and doors: mostly single-glazed

Hot water by immersion heater. No fixed heating system.

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