

Renovated 2-bed lakeside property, perfect for fishing enthusiasts or those who love to relax & enjoy the view

EXCLUSIVE



INFORMATION

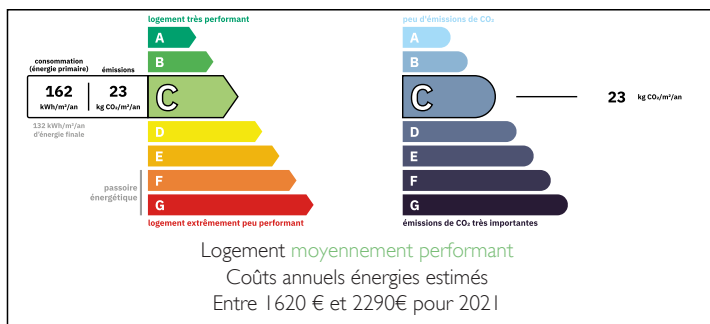
Town:	Largeasse
Department:	Deux-Sèvres
Bed:	2
Bath:	3
Floor:	118 m2
Plot Size:	13517 m2

IN BRIEF

Living the dream is possible with this idyllic lakeside property. Imagine relaxing on the banks of your own private lake or enjoying the stunning view from the terrace at the front of the house. This picturesque setting provides the perfect escape from the hustle and bustle of everyday life. Conveniently located just 6km from L'Absie, where you can find basic amenities, and only 22km from Bressuire for more extensive shopping and services. The beautiful Vendée beaches are just 89km away, with the charming city of La Rochelle within reach. For easy travel, airports at Poitiers (74km) and Nantes (115km) are also nearby.

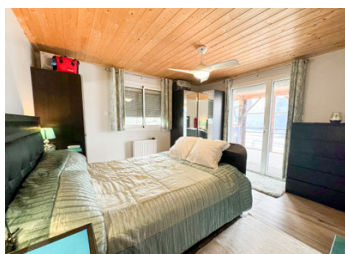


ENERGY - DPE



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 is slightly elevated with steps leading up to the terrace.

From a warm and welcoming entry hall (5m²) there is a spacious kitchen/dining room (29m²), featuring in the dining area a log burner and patio doors to the terrace, there is a back door on the kitchen side. The cosy lounge (28m²) also has patio doors to the terrace, a log burner, and a mezzanine area over part of it. The utility room (9m²) is equipped with a sink and plumbing for washing machine. A small lobby (2m²) provides access to the terrace at the back. The property includes a shower room (4m²) a separate wc (1m²) with washbasin, as well as a larger bathroom (6m²). There are two bedrooms (14m² each) both with patio doors - one to the side terrace and the other to the front, the latter also having an ensuite shower room (3m²)

The wrap-around terrace features a large covered seating area, perfect for relaxing in all weather conditions. The entry is gated for privacy and includes a garage near the entrance, plus a driveway leading to the house with two additional garages.

You can enjoy leisurely walks around the lake (5000m²), stocked with a variety of fish. There is an area planted with fruit trees.

The house has double glazing and features gas central heating, along with two log burners.

All measurements are approximate.

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

LOCAL TAXES

Taxe foncière: 506 EUR

Taxe habitation: EUR

NOTES