

Well maintained village house, ready to move into, in walking distance of amenities.

EXCLUSIVE



INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	298 m2

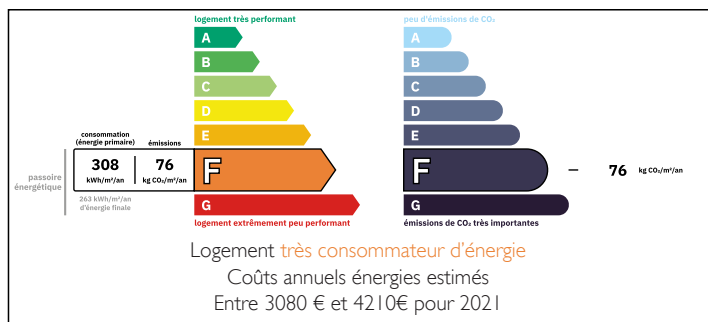
IN BRIEF

This is a comfortable village house with oil-fired central heating, mostly double glazed windows and a connection to mains drainage. The property is ready to move into. There's a big garage with ample of space for a camping car / car and workshop area.

All the habitable space is located on the ground floor, but it would be possible to extend into the attic. The garden is big enough to enjoy and small enough to be low maintenance. Perfect for a holiday home, a home to retire to or a low maintenance investment.



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

Entrance into the living room (23 m²) with fireplace
Kitchen (18 m²)
Bedroom (21 m²)
2nd bedroom / office (13,5 m²)
Shower room (5 m²)
Separate toilet (2 m²)

Spacious garage (85 m²) with utility room

The courtyard garden is about 50 m².
There's enough space to park a car in the front of the gate or in the garage.

Couture d'Argenson has a bakery, supermarket, medical office, garage with gas pump, coffee shop, library, retirement home and post office.

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

LOCAL TAXES

Taxe foncière: 628 EUR

Taxe habitation: EUR

NOTES