

Low maintenance modern 4 bed property with amazing views across mediaeval Parthenay and the Thouet valley

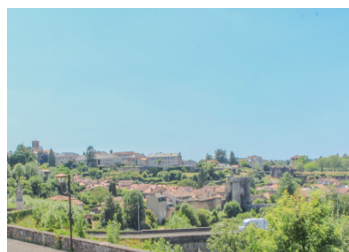


## INFORMATION

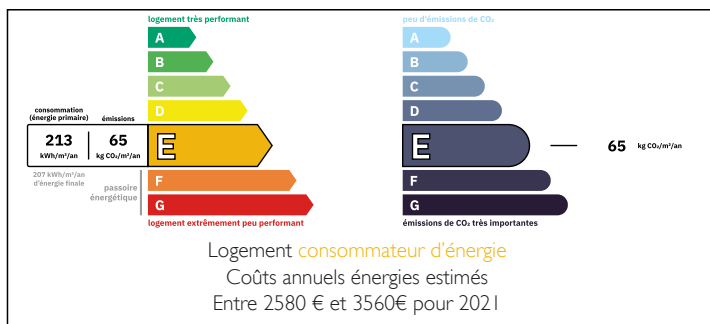
Town:	Parthenay
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	97 m2
Plot Size:	542 m2

## IN BRIEF

This well-maintained and well laid out modern property would make a perfect holiday home or family residence. It is located on a quiet road but only 600 metres from the bars and restaurants of Parthenay - a city bursting with character and history. It's within easy walking distance of the central bus station with services to cities throughout the region. Saumur and the Loire valley are just over an hour north by car whilst the drive to Poitiers with its international airport, TGV station and tourist attractions takes about 50 minutes. Details of accommodation as follows:



## 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

### UPPER FLOOR:

Entrance hall

Kitchen - 10m<sup>2</sup>

Living/dining room - 29m<sup>2</sup>

Bedroom 1 - 11m<sup>2</sup>

Bedroom 2 - 11m<sup>2</sup>

Bedroom 3 - 8m<sup>2</sup>

Bathroom - 5m<sup>2</sup>

WC

### LOWER FLOOR:

Bedroom 4 - 12m<sup>2</sup>

Room to renovate (plumbing for second bathroom)  
- 12m<sup>2</sup>

Utility/boiler room

Garage

## LOCAL TAXES

Taxe habitation: EUR

### OUTSIDE:

Enclosed garden with paved walkways

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

## NOTES