

UNDER OFFER Well priced spacious 4/5 bed bungalow built in 2007, on a 1000m2 plot



INFORMATION

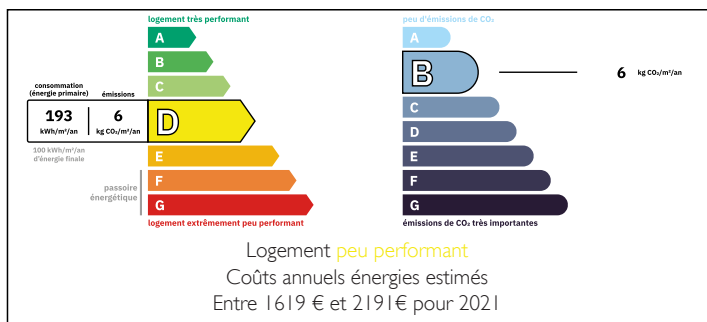
Town:	Saint-Pompain
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	149 m2
Plot Size:	1000 m2



IN BRIEF

Situated in a quiet lane on a small development of approx 22 properties in St Pompain. Only 7 km from the Market town of Coulonges sur L'autize, 7km from St Hilaire des Loges and only 19km from the major town of Niort with a tgv line.

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

Great price for this spacious bungalow with garage, garden and private parking. Built in 2007 it makes a lovely family home and is laid out as follows;

Entrance hallway with a WC cloakroom on the right. On the left, a large living space with a fireplace and wood burning insert (37 m²). Patio doors look onto the rear terrace and garden.

To the rear of the house is a fully fitted and equipped kitchen with a door to the rear garden (19.5 m²)

Corridor with an office/5th bedroom (10.5 m²) and four bedrooms (10, 10, 12 and 14 m² master, approx)

The master, which is at the rear, has an en-suite shower room with a wc and doors leading out to the terrace and garden.

Family bathroom with bath and shower.

Attached garage (22m²)with a rear door for easy access from the house.

The plot is enclosed with walls and fencing.

Private parking for several cars

Oval above ground pool , 7×4 m with pool house.

Fosse conforms, double glazing, electric underfloor heating and a wood burning insert, electrical installations conform.

LOCAL TAXES

Taxe foncière: 529 EUR

Taxe habitation: EUR

NOTES

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