

Partly renovated 3 bedroom house in village centre within walking distance of bar/restaurant and bakery

EXCLUSIVE



## INFORMATION

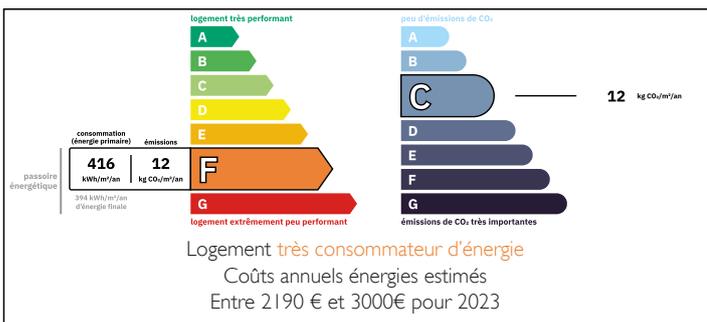
Town:	Assais-les-Jumeaux
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	124 m <sup>2</sup>
Plot Size:	235 m <sup>2</sup>



## IN BRIEF

Overlooking the main square in the quiet village of Assais, this is a house with a lot of potential. Much of the major renovation work has been done but there is still plenty of scope for buyer to put his/her stamp on the property. The village itself boasts a bakery, bar/restaurant nursery and primary school, whilst all key amenities are readily accessible in nearby Airvault and Parthenay - both of which have large retail parks on their outskirts with smaller shops, bars and restaurants in the centre. Poitiers with its tourist attractions, international airport and access to the TGV network is also less than an hour's drive away. 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

### GROUND FLOOR:

Kitchen 20m<sup>2</sup>  
Living room 20m<sup>2</sup>  
Dining room 20m<sup>2</sup>  
Utility room 12m<sup>2</sup>  
Bathroom  
WC

### FIRST FLOOR:

Bedroom 22m<sup>2</sup>  
Bedroom 18m<sup>2</sup>  
Bedroom 16m<sup>2</sup>  
Room partly renovated

### OUTSIDE:

Enclosed garden  
Toolshed

NB: There is an oil fired boiler in the house but it is not currently functional

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

## LOCAL TAXES

**Taxe foncière: 756 EUR**

**Taxe habitation: EUR**

## NOTES