

Superb villa set in quiet location with large garden only a short walk to town commerce.

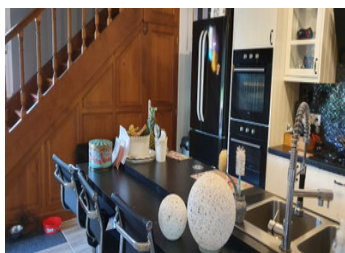


INFORMATION

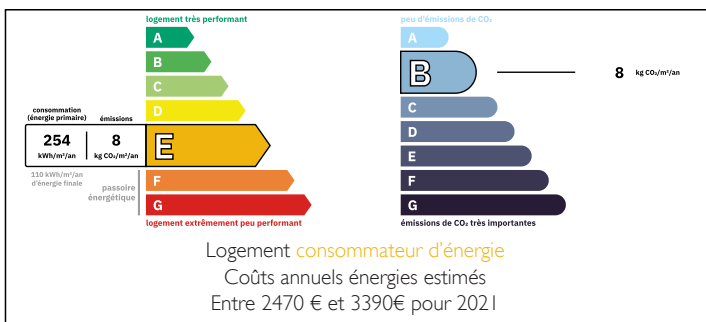
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|-------------|----------------------|
| Town: | Moncoutant-sur-Sèvre |
| Department: | Deux-Sèvres |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 162.74 m2 |
| Plot Size: | 3000 m2 |

IN BRIEF

This is a rare opportunity to acquire a house which is within walking distance of a town centre but gives you the impression of living in the countryside. Hidden on the edge of the town, in its own gated grounds, this property has a large fitted and equipped kitchen; a large lounge, cosy dining room, four bedrooms, two bathrooms and a further toilet, a well appointed utility room, a covered terrace, large garden and plenty parking including an enormous integral garage.

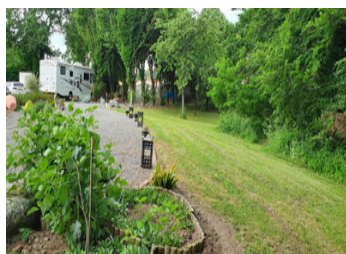


ENERGY - DPE



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 property benefits from mains draining, double glazing throughout, electric heating and may other beautiful features. There is sufficient room for a pool if you wish and there is currently a hot tub which could be included in the sale. Also in the garden is a summer kitchen to the side of the property overlooking the countryside and a covered front terrace overlooks the gardens. There is a small pond and the garden is laid to lawn a shrubs.

Approximate room sizes - kitchen 29m², lounge 30m², office/dining room 10m², bedrooms 9m², 11.5m², 12.5m², 12.5m², garage 61m²

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

LOCAL TAXES

Taxe habitation: EUR

NOTES