

4 bedroom detached house & barn plus building plot (with permission) in quiet hamlet 10 minutes from Airvault



## INFORMATION

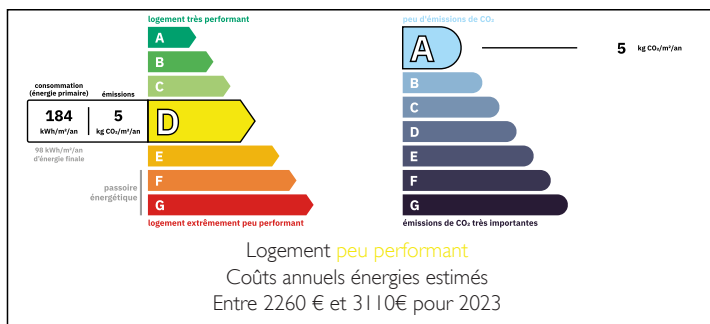
Town:	Assais-les-Jumeaux
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	183 m2
Plot Size:	1430 m2



## IN BRIEF

Located in a quiet and well-kept hamlet a few minutes by car from Assais-Les-Jumeaux, this property is ready to go - there's nothing to do but move in. All of the renovation work has been carried out to the highest standards and with real attention to detail. 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:

Conservatory 25m<sup>2</sup>

Kitchen 22m<sup>2</sup>

Living room 45m<sup>2</sup>

Dining room 14m<sup>2</sup>

Utility room 9m<sup>2</sup>

Shower room with WC 8m<sup>2</sup>

### FIRST FLOOR:

Landing 10m<sup>2</sup>

Bedroom with en suite WC and hand basin and walk-in wardrobe 21m<sup>2</sup>

Bedroom 14m<sup>2</sup>

Bedroom 8m<sup>2</sup>

Bedroom 6m<sup>2</sup>

Bathroom 5m<sup>2</sup>

### OUTSIDE:

Enclosed gardens front and rear

Private parking

Barn/garage

Spa pool (nearly new)

Vegetable plot opposite - 825 m<sup>2</sup> with outline permission to build a second dwelling.

-----

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

## LOCAL TAXES

**Taxe foncière: 1074 EUR**

**Taxe habitation: EUR**

## NOTES