

Idyllic countryside 4 bedroomed property, nice garden and swimming pool near Niort - La Rochelle



## INFORMATION

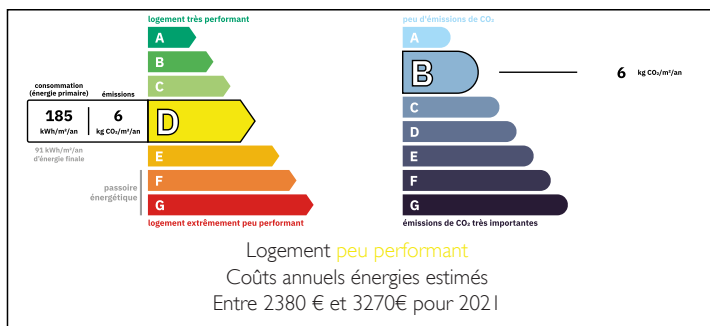
Town:	Azay-le-Brûlé
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	1475 m2



## IN BRIEF

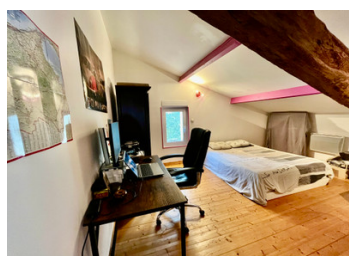
This property is ideal if you wish to offer yourself a stunning setting in the countryside, close to Niort and the Marais Poitevin.

## 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

On the ground floor you'll find : two reception rooms with a fitted kitchen, both very spacious and luminous, a utility room, a toilet But also a South-facing master bedroom with shower and washbasin . The bay window overlooking terrace and swimming pool.

- first floor: mezzanine, 3 bedrooms, bathroom with toilet and a open landing for study or play area.

The fully enclosed garden (no view from outside) is beautiful, various trees and automatic watering, lighting, electric gate with videophone. The swimming pool is above ground but has been very well integrated (you can only see one side) It had a new winter and safety cover plus a additional small wooden terrace on one side.

The outbuilding is separate from the house. It had a large two-car garage/workshop. And a adjoining, independent room that could easily become a studio or office.

-----

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