

Charming 3-bed home with spacious garden and outbuildings on village perimeter: Ideal Lock-and-Leave Retreat

EXCLUSIVE



INFORMATION

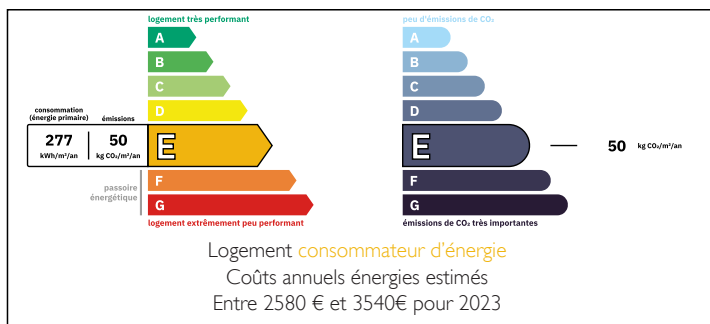
Town:	L'Absie
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	1 172 m2

IN BRIEF

This delightful home features 2 double bedrooms plus a mezzanine (third bedroom or office), and an attached garden, perfectly positioned on the outskirts of the village. Whether you're looking for a permanent residence or a holiday retreat, it's ideally situated just 41 km from Niort, a vibrant town with shops and a central train station. The property also benefits from excellent transport links, with nearby airports in Poitiers (79 km), La Rochelle (80 km), and Nantes (118 km). Located in L'Absie, this home offers a harmonious mix of peace and practicality. Additional photos, a virtual tour, and a floor plan are available upon request.

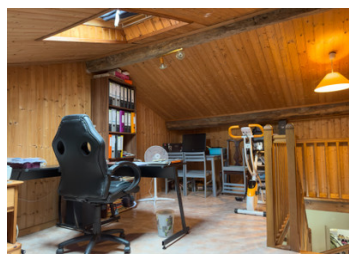


ENERGY - DPE



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 house features:

Large Kitchen/Dining Room (23m²): Equipped with fitted units, a log burner, and a front-facing door.

Living Room (23m²): Accessed via three steps from the kitchen, with patio doors opening to the garden.

Inner Lobby (3m²): Leading to:

Two Bedrooms (9m² each)

Shower Room (4m²)

Separate Toilet (1m²)

First Floor:

Mezzanine (13m²): Ideal for a third bedroom or home office, accessed via stairs from the living room.

Outside:

Paved terrace with steps leading to a garden and vegetable plot.

Small garden shed and gas tank.

Outbuildings:

Small attached storage room.

Larger outbuilding (35m²) and parking area.

Note: A septic tank installation will be required.

(All measurements are approximate.)

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

LOCAL TAXES

Taxe foncière: 667 EUR

Taxe habitation: EUR

NOTES