

Large 4 bedroom property in the heart of Argenton Les Vallées

EXCLUSIVE



INFORMATION

Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	174 m2
Plot Size:	80 m2

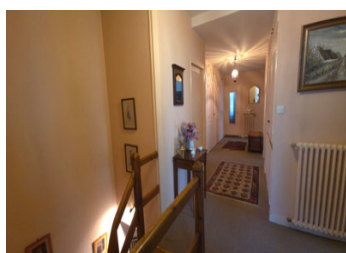
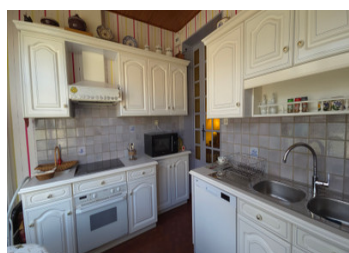
IN BRIEF

Near the centre of Argentonnay, a friendly village with good basic amenities - schools, a great bakery, a bar and four eateries, an open-air swimming pool, lovely walks around the lake, a weekly market, a cinema and even a micro-brewery.

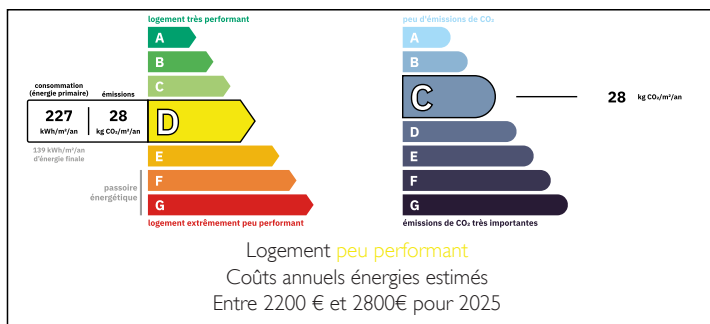
Nearest towns - Bressuire and Thouars, both within 25km

Nearest airports - Nantes, Poitiers and Angers within 110km.

Well-placed for visiting tourist (and locals) favourites Puy Du Fou (35km), Doué-la-Fontaine zoo (29km) Saumur (46km) and the many chateaux and vineyards of the Loire.



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 comprises:

- A beautiful entrance leading to an office with built-in wardrobes, as well as a spacious 37 m² dining-living room featuring a fireplace.
- A fitted kitchen, with the possibility of expansion.
- A cloakroom, a WC, and a hallway leading to the garage.

From the living room, a stunning staircase leads to a large landing with ample storage space.

The upper floor includes:

- Four bedrooms, one of which is a master suite and another with a 15 m² terrace.
- A bathroom equipped with a bathtub and a shower.
- A separate WC.

A second staircase provides access to a fully convertible 104 m² attic.

The house also features a spacious 90 m² basement, enhanced by three magnificent wine casks.

For added comfort, it is equipped with an alarm system and a recent heat pump heating system.

Perched on the heights of Argenton, this residence offers breathtaking views of the Argenton Valley and its château.

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

LOCAL TAXES

Taxe foncière: 1746 EUR

Taxe habitation: EUR

NOTES