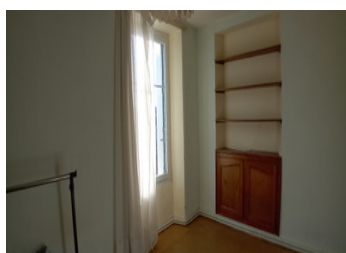
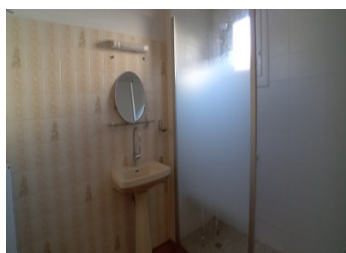
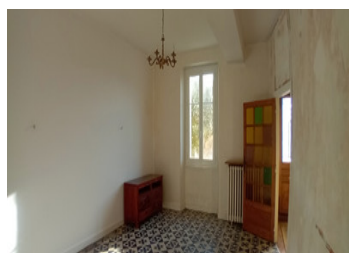
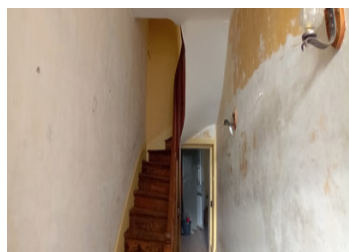


Old stone house with garden, in the heart of a small town in the north of the Deux Sèvres with all amenities.



INFORMATION

Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	1485 m2



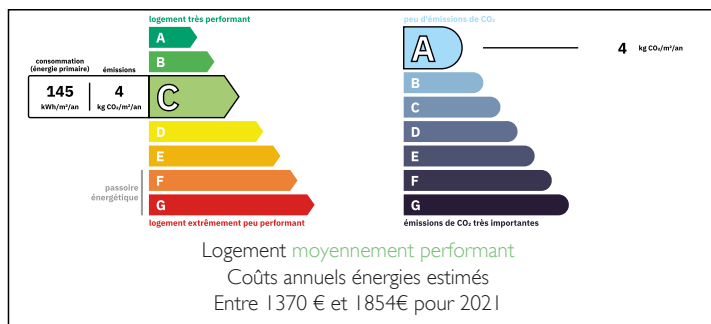
IN BRIEF

Situated in the centre of the village, this charming house with potential is within walking distance of the bakery, bar/bistro restaurant, small weekly market and supermarket. Close to schools, with double glazing and oil-fired heating. Courtyard/garden (approx. 570m²), terrace, second garden (approx. 760m²), garage and workshop.

Well placed between Mauléon/Thouars and Vihiers/Bressuire.

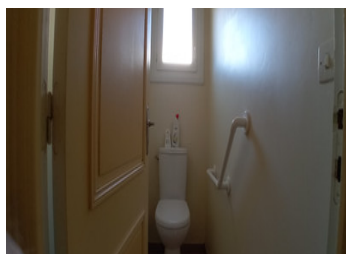
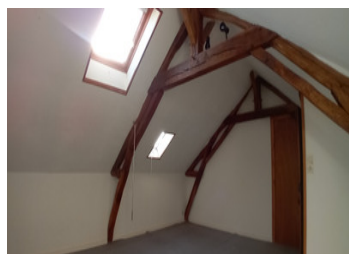
Nueil les Aubiers (15km) Bressuire and Thouars (20km), Cholet (40km).

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

A house comprising :

Ground floor:

Entrance hall / corridor 8 m²

Living and dining room with open fireplace 21 m².

A 19 m² bedroom

A 12 m² kitchen

2.77 m² corridor with cupboard leading to a shower, WC

Italian-style shower, 5.74 m²

1.5 m² WC

0.75 m² cupboard

Utility room 3.70 m²

First floor:

A landing 3 m²

A bedroom 18 m²

Shower room with WC 4.20 m²

Second bedroom 12 m²

Third bedroom 11.5 m²

Second floor :

A bedroom under the roof 28 m²

Attic 23 m².

Outside :

A cellar 9.5 m²

A large garden.

A garage 30 m²

Workshop/storeroom 25 m².

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