

Charming 3-Bed house with large, mature garden, garage, outbuildings and parking.

EXCLUSIVE



## INFORMATION

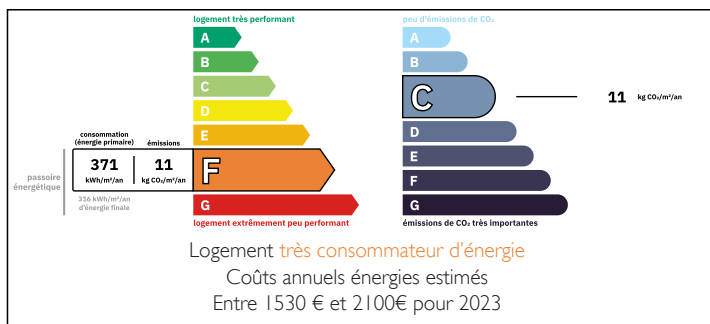
Town:	Pamplie
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	2364 m2

## IN BRIEF

Situated in the tranquil village of Pamplie, a quiet village in Deux-Sèvres renowned for its artisanal butter, this delightful 3-bedroom property offers space, character, and great potential. Set in a large mature garden with outbuildings, a garage, and plenty of parking, it's ideal for a family home, countryside retreat, or as an investment. The house would benefit from some updating but is full of promise in a lovely rural setting.

Champdeniers 8km, Secondigny 10km, Parthenay 21km, Poitiers 69km, Nantes 140km and La Rochelle 79km

## 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 cosy LIVING ROOM (30m<sup>2</sup>) with a fireplace having a log burner fitted, and space for a dining table and chairs, a KITCHEN (14m<sup>2</sup>) with fitted units and room for a breakfast table, a UTILITY ROOM (10m<sup>2</sup>) with plumbing for a washing machine, and a CLOAKROOM (2m<sup>2</sup>) with WC and washbasin. Open STAIRS from the living room lead up to a LANDING, three BEDROOMS (13m<sup>2</sup>, 7m<sup>2</sup>, 8m<sup>2</sup>), and a SHOWER ROOM (5m<sup>2</sup>) with shower, washbasin, and WC.

Character features include exposed beams throughout and tiled floors on the ground level, with wooden flooring upstairs (except in the tiled shower room). Heating is provided by a log burner in the living room and electric radiators, and the property is connected to mains drainage. Most windows are single glazed.

Outside, the property offers two useful OUTBUILDINGS (16m<sup>2</sup>, 8m<sup>2</sup>), a large wood-clad, stone GARAGE (20m<sup>2</sup>), and a generous gravelled area providing plenty of PARKING. A terraced seating area at the front is perfect for summer dining while enjoying the tranquil garden and views. The garden, mainly laid to lawn with mature trees, also includes an above-ground pool, ideal for cooling off in the warmer months.

A lovely home with potential in a picturesque and friendly village setting.

All measurements are approximate.

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

## LOCAL TAXES

Taxe foncière: 214 EUR

Taxe habitation: EUR

## NOTES