

Charming 3 bed detached house with heated in-ground pool in secluded setting a few minutes walk from Amailloux

EXCLUSIVE



## INFORMATION

Town:	Amailloux
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	1266 m2

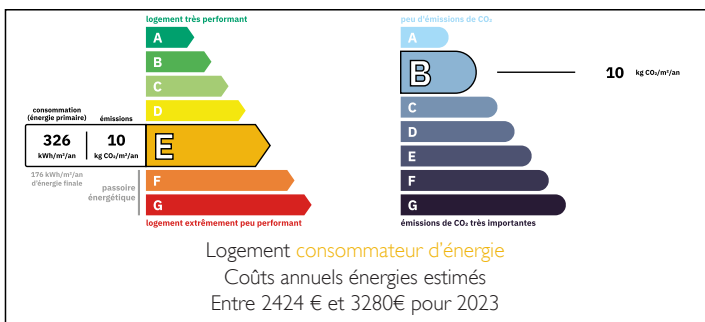
## IN BRIEF

Located just outside the popular village of Amailloux, this property would make the perfect holiday home or permanent residence for anyone valuing privacy and a peaceful environment. Inside the rooms are tastefully decorated and well-proportioned with high ceilings. Outside there is parking and a good sized garden at the front with lawns and a pool at the rear. There is also additional parking at the rear - accessible from the road and benefiting from a water supply and electrical outlet.

The property is well positioned for access to amenities. Amailloux boasts a small supermarket whilst the main road between Bressuire and Parthenay (twice weekly market) is less than 2 km away providing easy access to a wide range of hypermarkets, bars, restaurants and services. Poitiers with tourist attractions, an international airport and access to the TGV rail network...

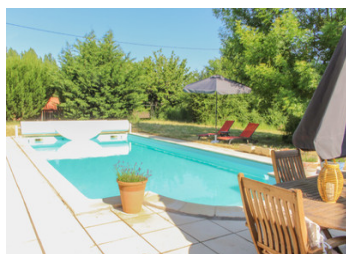


## ENERGY - DPE



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

### GROUND FLOOR:

Kitchen/dining room 20m<sup>2</sup>

Lounge 26m<sup>2</sup>

Veranda 16m<sup>2</sup>

WC

### FIRST FLOOR:

Bedroom with en suite shower 12.5m<sup>2</sup>

Bedroom 11m<sup>2</sup>

Bedroom 11m<sup>2</sup>

Bathroom 6.5m<sup>2</sup>

Shower room 3m<sup>2</sup>

### OUTSIDE:

Parking front and rear

Enclosed gardens

Heated in-ground pool

Storage shed

## LOCAL TAXES

**Taxe foncière:** 1023 EUR

**Taxe habitation:** EUR

## NOTES

The roof above the bathroom and shower room on the first floor has recently been renewed and the installation of two Velux windows and new ceilings will be completed prior to sale.

The house benefits from double glazing throughout.

The septic tank was last inspected in 2021 and conformed to standards at that time.

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