

Substantial 4 bedroom detached house in quiet village location with picturesque gardens and private parking



EXCLUSIVE

INFORMATION

Town:	Le Retail
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	189 m ²
Plot Size:	857 m ²

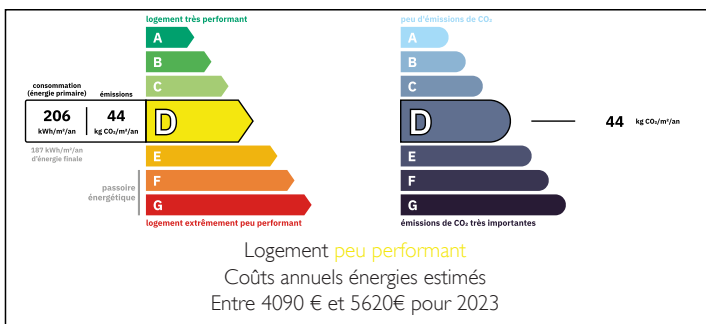
IN BRIEF

On the edge of the hilltop village of Le Retail, this property would make the perfect holiday home or a permanent residence for anyone seeking a quiet village environment. The interior has been sensitively renovated in keeping with its traditional charm and all the rooms are light and spacious. Outside there is a gravelled parking area with room for at least three cars and beyond that, a good sized garden sloping gently away from the house.

Le Retail itself is a 5 minute drive from the main road between Secondigny (10 minutes away) and Champdeniers (17 minutes away). Both are market towns with all day to day amenities - schools, supermarkets, pharmacies etc. There is an international airport just over an hour away at Poitiers which also boasts various tourist attractions and access to the TGV...

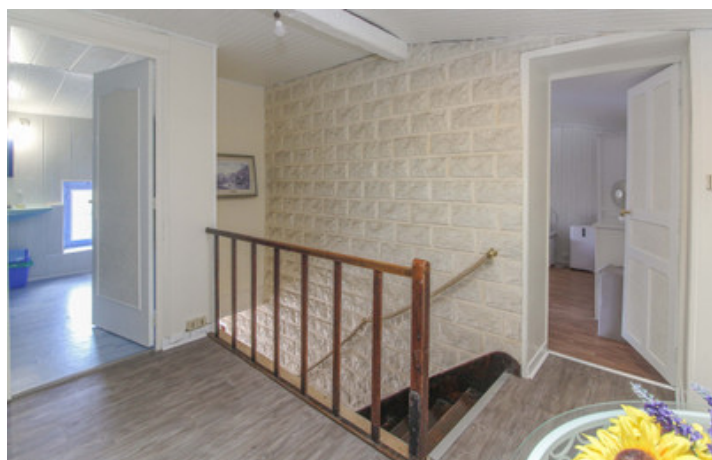


ENERGY - DPE



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 15.5m²
Living room 25m²
Dining room 22m²
Lounge 18.5m²
Bedroom 17.5m²
Summer kitchen 14m²
Shower room
Boiler room
Cellar 17.5m²

FIRST FLOOR:

Landing 6m²
Bathroom 7m²
Bedroom 20m²
Bedroom 8.5m²
Bedroom 8m²

OUTSIDE:

Private parking
Terrace
Enclosed mature garden
Garden shed

The property is connected to mains drains and it has a D energy rating.

The oil-fired Bosch boiler was installed in 2022.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES