

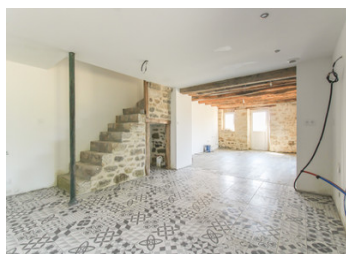
Partially renovated two bedroom house in quiet rural location only 3 minutes drive from Parthenay

EXCLUSIVE



INFORMATION

Town:	La Chapelle-Bertrand
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	0 m ²
Plot Size:	560 m ²



IN BRIEF

This charming property located on the edge of a quiet hamlet just outside Parthenay would make the perfect lock up and leave holiday home. All the exterior renovations (windows and roof) have been completed along with a lot of the interior work upstairs, which has been thoughtfully divided to maximise use of the available space - with newly fitted floors and doors. The shower room has been partly fitted and new toilet will need to be installed in the WC. The downstairs remains a blank canvas.

Outside, the garden is a good size but manageable - always an important consideration for a holiday residence .

The septic tank was inspected in February 2025 and conforms to current standards but the house is not connected to either water or electricity - although both are available to be connected to.

ENERGY - DPE

DPE not required.

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:

Living room area 20m²
Kitchen area 20m²

FIRST FLOOR:

Bedroom 12m²
Bedroom 12m²
Shower room 3.4m²
WC

OUTSIDE:

Parking
Enclosed garden
Small outbuildings
Hanger

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