

Well maintained 4 bed detached house just outside Viennay on more than 10 acres of land bordered by a stream



INFORMATION

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| Town: | Viennay |
| Department: | Deux-Sèvres |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 167 m2 |
| Plot Size: | 42200 m2 |

IN BRIEF

Located just outside Viennay with great views of the surrounding countryside, this is the perfect property for anyone looking for a sense of open space but within easy reach of amenities.

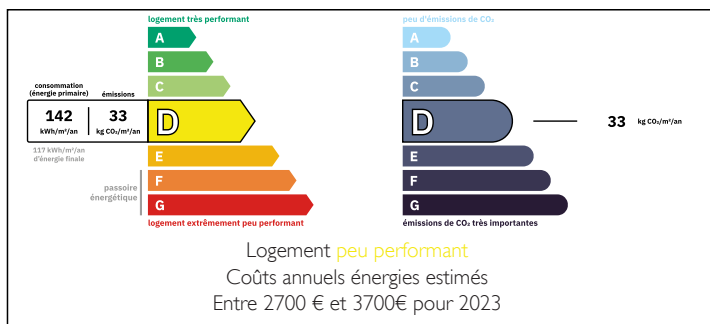
3 minutes away, Viennay is a well-kept village with a self-service supermarket (a 'supérette'), a bakery and other small businesses. A few minutes drive from there you'll find retail parks and a full range of bars, restaurants and services at Parthenay. The main hospital for the North Deux-Sèvres is 25 minutes away at Faye-L'Abbesse.

The house is tastefully finished in a traditional style with well-proportioned rooms including a generous well-equipped kitchen, and a large living room with exposed beams and an open fire.

Outside there's plenty of parking at the front along with a double-garage, whilst to the side and rear

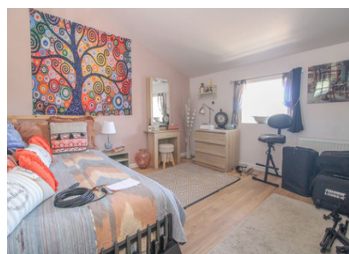


ENERGY - DPE



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 22m²

Living room 37m²

Office 19m²

Utility room 23m²

Bathroom 10m²

Cave 6m²

WC

FIRST FLOOR:

Bedroom 16m²

Bedroom 14m²

Bedroom 13m²

Bedroom 13m²

Shower room

OUTSIDE:

Patio

Picnic area

Double garage

Garden shed

Stables

Terrain

LOCAL TAXES

Taxe foncière: 1419 EUR

Taxe habitation: EUR

NOTES

The house benefits from double glazing throughout and the oil-fire boiler was installed in 2020 giving an energy rating of 'D'.

The septic tank does not conform to current standards

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