

Magné New build, never lived in, 149 m² 4 bedrooms, garage on a 3136 m² plot



INFORMATION

Town:	Magné
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	149 m ²
Plot Size:	3133 m ²



IN BRIEF

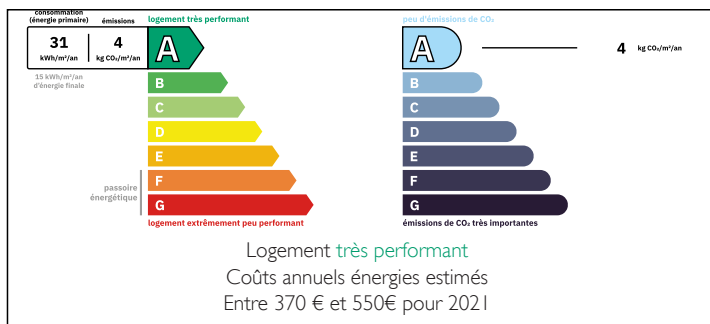
I'm offering this house, built in 2024 by a renowned local builder.

The property is located in Magné, close to the centre, less than 2 km from the Super U shopping centre, bakery, banks, insurance companies, farmers' market, etc.

Magné is a rural and tourist town 10 minutes from Niort, a dynamic city with all shops and services including a TGV station, hospital, etc. 45 minutes from La Rochelle

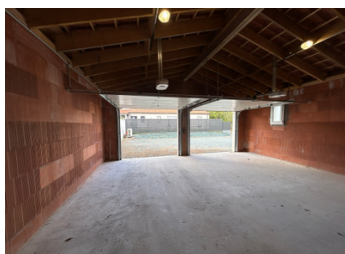
The house comprises: on the ground floor: the entrance hall leads to the living room, which opens onto the terrace with a view of the countryside. It is possible to install a wood or pellet stove. Next is the room intended for a kitchen, with access to the terrace, the pantry and then the double garage. A bedroom with the possibility of installing a shower

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

Additional information:

- * Ten-year warranty
- * Central floor heating with heat pump
- * Collective sanitation (mains drainage)

Approximate surface areas in m²:

Living room/lounge: 41

Kitchen: 16.50

Pantry: 11

Bedroom 1 ground floor: 11 + 2.20 (future shower room)

Landing: 8.50

Bedroom 2: 10 + 4.40 dressing room

Bedroom 3: 12.70

bedroom 4: 12.70

bathroom: 13.30

garage: 40

terrace: 25

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

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES