

Low maintenance modern 3 bed house on the outskirts of a popular village within walking distance of amenities



INFORMATION

Town:	Secondigny
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	89 m2
Plot Size:	1039 m2

IN BRIEF

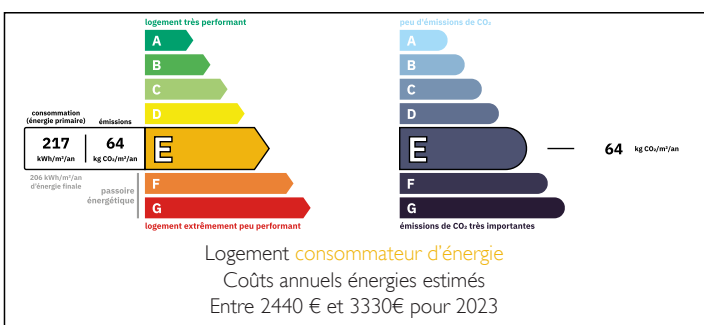
This well-maintained and well laid out modern property would make a perfect holiday home or family residence. Located on a quiet road only a few hundred metres from the centre of the village, day to day amenities are within easy walking distance. Further afield but still with easy reach, retail parks, bars, restaurants and public services are all available in Parthenay and Niort - 20 and 30 minutes away respectively.

The trip to Poitiers with it's international airport, TGV rail links and tourist attractions takes about an hour whilst La Rochelle and the beaches of the Atlantic coast are about 90 minutes away.

All living space is currently on the ground floor but the lower level also benefits from natural light and could be partly converted to create some additional accommodation.



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 16.5m²

Living room 26m²

Bedroom 12m²

Bedroom 9m²

Bedroom 8.5m²

Shower room

WC

GARDEN LEVEL:

Garage 50m²

Boiler /utility room 32m²

Store room 9m²

WC

OUTSIDE :

Enclosed garden at front

Drive way

Enclosed garden at rear

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

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES