

Charming 3 bed house with large garden in peaceful hamlet located between Parthenay and Saint-Maixent-l'École

EXCLUSIVE



INFORMATION

Town:	Beaulieu-sous-Parthenay
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	142 m2
Plot Size:	3330 m2

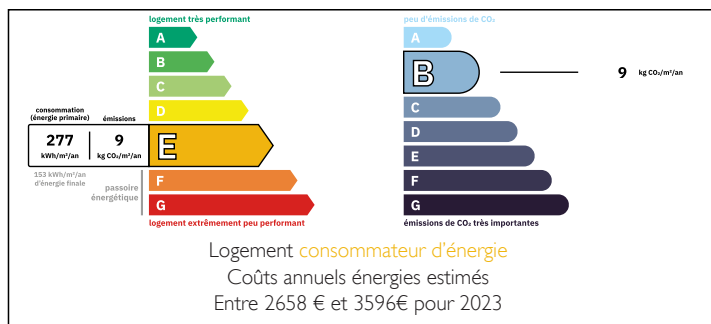
IN BRIEF

Set in a small hamlet about 1km from the nearest main road, this property would make the perfect holiday home or a permanent residence for anyone seeking a peaceful environment within easy reach of all key amenities. Inside the rooms are spacious and well-proportioned with plenty of natural light. Outside there is private parking and a large garden stretching away from the rear of the house.

A full range of amenities are available in Parthenay which is less than 15 minutes away by car and there are regular train services to Paris and Bordeaux from Saint-Maixent-l'École which is less than a 20 minute drive in the opposite direction. There is also an international airport, access to the TGV network and various tourist attractions at Poitiers which can be reached by train from Saint-Maixent in 45 minutes or...



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 34m²

Lounge 19.5m²

Bedroom 16m²

Bathroom 9m²

Utility room

FIRST FLOOR:

Bedroom 34m²

Bedroom 14m²

WC

OUTSIDE:

Private parking

Enclosed garden

The property benefits from double glazing throughout. The septic tank conformed to standards when it was last inspected in 2017.

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

LOCAL TAXES

Taxe foncière: 504 EUR

Taxe habitation: EUR

NOTES