

Detached 4 bedroom house with garden and garage minutes to Chize & popular market town of Aulnay

EXCLUSIVE



INFORMATION

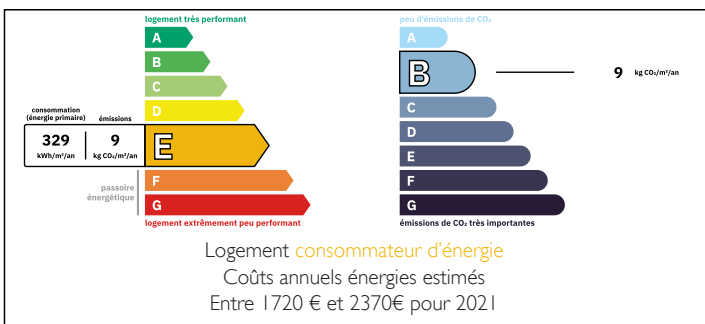
Town:	Chizé
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	164 m ²
Plot Size:	1262 m ²



IN BRIEF

This is a lovely, detached house with a private, gated entrance. Plenty of secure parking and a separate garage which can also be used as a workshop. You enter into a light and spacious kitchen and dining area, with space for a large dining table - perfect for entertaining! The living room is cosy and has a wood burner. The first bedroom (currently used as a study) is on this level and has a private shower room. There is also a utility room. On the first level you will find three bedrooms (one with private shower room) and a further bathroom. The house is situated minutes from Chize which has a baker's, chemist, and a general store. You are just 10km from the market town of Aulnay which also has a...

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

The house is well maintained, and has double glazing throughout (shutters were replaced in the last 5 years). Heating is via electric heaters and a wood burner. The roof was redone in 2012. Drainage is via a septic tank.

In more detail

Ground floor:

LIVING ROOM (34m²)

KITCHEN (23m²)

BEDROOM 1 / STUDY (17m²)

SHOWER ROOM with WC (6m²)

UTILITY ROOM (5m²)

First floor:

LANDING (8m²)

BEDROOM 2 (20m²) with BATHROOM and WC (7m²)

BEDROOM 3 (13m²)

BEDROOM 4 (9m²)

BATHROOM with WC (5m²)

Exterior

GARAGE (28m²) with electric doors

Lawn and terraced areas

Log store

LOCAL TAXES

Taxe foncière: **1237 EUR**

Taxe habitation: **EUR**

NOTES

All measurements approximate

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