

Perfect 'Pied-à-Terre' to renovate in commune with small amenities in the South of the Deux-Sèvres

EXCLUSIVE



INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	1
Bath:	1
Floor:	36 m2
Plot Size:	11 m2

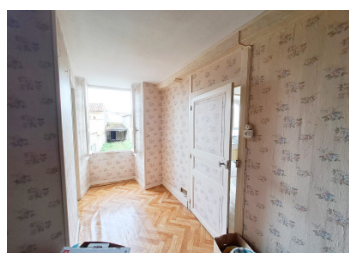
IN BRIEF

Perfect Pied à Terre to renovate in the hart of a community minded village.

Epicerie, bakery, medical centre, pharmacy, library, post office and garage within walking distance.

The property comprises a living room, bedroom and a small shower room with toilet.

Underneath the apartment lies a cellar.



ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe foncière: 164 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property Layout:

Stairs leading up to the property.

Living room (19 m²) with a sink positioned under the window. Both the door and window are PVC double-glazed.

Bedroom (15 m²) with an en-suite shower room (2.4 m²) including shower, sink, and toilet. The bedroom has a single-glazed wooden window.

The semi underground cellar (36 m²) has got a good standing height and is currently used for storage, workshop and utilities.

Utilities & Features:

- Connected to mains drainage.
- No heating currently installed.

Outdoor Space & Parking:

In front of the property, which is currently open to the street, there is potential to create a small outdoor seating area.

Parking is available in the public village parking areas.

Additional:

A video of the property is available upon request.

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