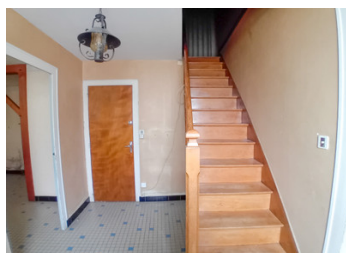
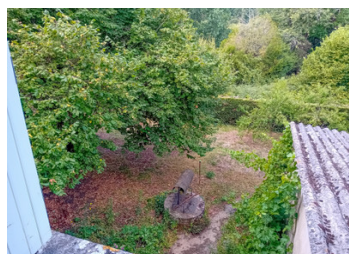


House with great potential in a quiet village, but very close to a large town and all its amenities.



## INFORMATION

Town:	Boismé
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	0 m2
Plot Size:	441 m2



## IN BRIEF

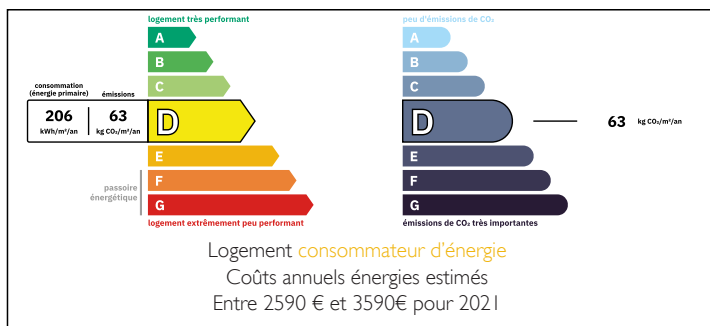
Nestled in the heart of a charming village, this property offers you 5 spacious bedrooms, perfect for accommodating your family or friends. Imagine the moments of sharing and togetherness in these roomy spaces!

Just 150 meters away, you'll find all the shops you need for your daily life: a bakery for delicious breakfasts, a butcher for tasty meals, and even a hairdresser to keep you looking sharp. No more long and tedious trips!

The house also features a large garage, ideal for parking your vehicle or for letting your projects come to life!

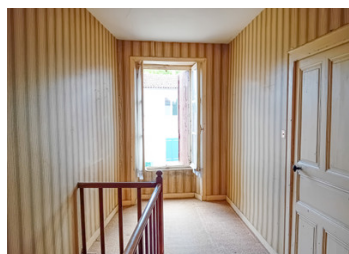
For nature lovers, a lovely lake and a fishing school are nearby, allowing you to enjoy relaxing moments by the water. You'll also discover numerous community associations. Additionally, a post office is in the village.

## 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

A residential house comprising:

An entrance of 4,5 m<sup>2</sup>.

A living room of 21 m<sup>2</sup>.

A kitchen in a light-filled veranda of 12,5 m<sup>2</sup>.

A shower room with sink and toilet of 4,5 m<sup>2</sup>.

A dining room with wood stove of 28 m<sup>2</sup>.

A bedroom of 15 m<sup>2</sup>.

A room of 15 m<sup>2</sup>.

On the first floor:

A landing of 12 m<sup>2</sup>.

A bedroom of 24 m<sup>2</sup>.

A corridor of 10 m<sup>2</sup> leading to:

A bedroom of 11 m<sup>2</sup>.

A bedroom of 10 m<sup>2</sup>.

A bedroom of 10 m<sup>2</sup>.

A bathroom with bidet of 3,60 m<sup>2</sup>.

In the basement:

A wine cellar of 19 m<sup>2</sup>.

A "technical" cellar with boiler and oil tank of 23 m<sup>2</sup>.

Outdoors:

A garage on two levels.

A well.

All measurements are indicative and approximate.

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

## LOCAL TAXES

**Taxe foncière:** 152 EUR

**Taxe habitation:** EUR

## NOTES