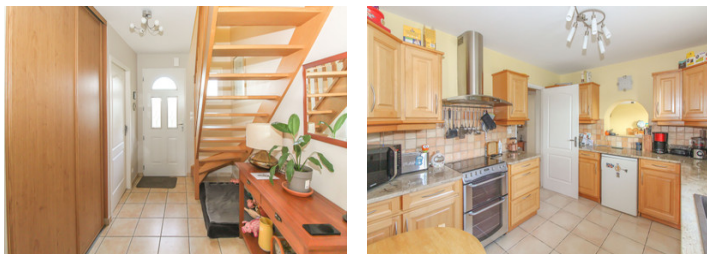


Three bed detached house with in-ground pool, generous garden and outbuildings including a cottage to renovate



## INFORMATION

Town:	Le Tallud
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	2940 m <sup>2</sup>

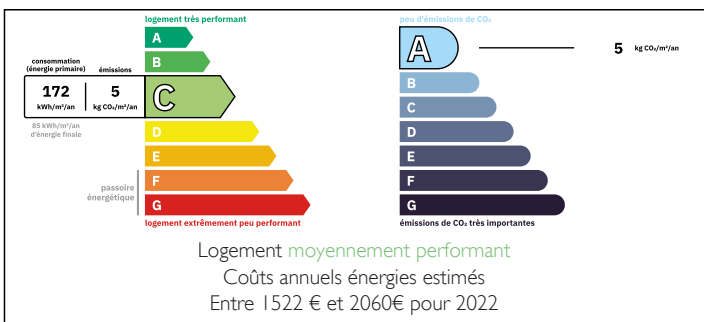


## IN BRIEF

This substantial and well maintained modern property offers privacy, elegance and convenience in a quiet hamlet location less than 5 minutes from the village of Le Tallud and with views over the surrounding countryside. Inside the rooms are spacious and airy with plenty of natural light and decorated to the highest standard. Outside there is plenty of usable space with a large paved terrace leading from the rear patio doors to the in-ground pool beyond. Access to the property is via very quiet lane that circles the hamlet - so there is very little in the way of traffic.

Day to day amenities are available in nearby Le Tallud which boasts a bar/restaurant, butcher, pharmacy, post office and a bakery. For a broader range of shops and services, the trip to Parthenay takes 10 minutes by car. Further afield...

## 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:

Entrance Hall 6m<sup>2</sup>  
Living/Dining room 38.5m<sup>2</sup>  
Bedroom with en suite 15.5m<sup>2</sup>  
Kitchen 12m<sup>2</sup>  
Utility room 5.5m<sup>2</sup>  
WC  
Garage 30m<sup>2</sup>

### FIRST FLOOR:

Bedroom 17m<sup>2</sup>  
Bedroom 11.5m<sup>2</sup>  
Bathroom with bath and shower 7m<sup>2</sup>

### OUTSIDE:

To front -  
Garden with driveway  
To rear -  
Terrace  
In-ground pool (8m x 4m)  
Garden  
Large barn  
Cottage to renovate

The property has a 'C' energy rating and the main living area benefits from underfloor heating. The septic tank conforms to current standards.

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

## LOCAL TAXES

Taxe foncière: 1470 EUR

Taxe habitation: EUR

## NOTES