

## Charming 3 bed home with large garden, elevated views and great potential in Argentonny

EXCLUSIVE



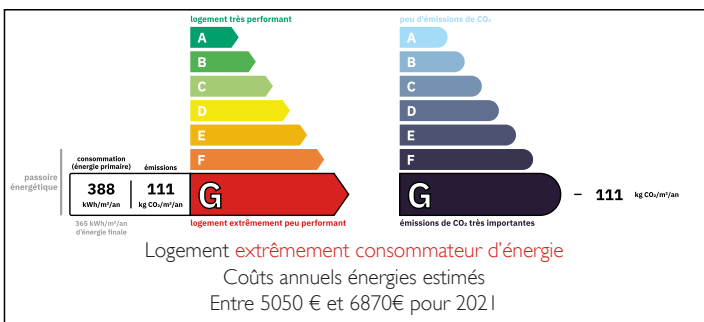
## INFORMATION

Town:	Argentonny
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	102 m <sup>2</sup>
Plot Size:	2044 m <sup>2</sup>

## IN BRIEF

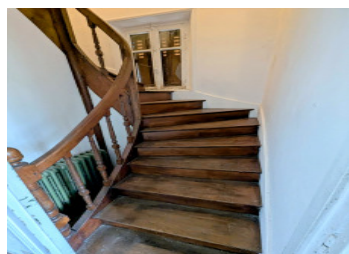
Characterful 1890 house with 3 bedrooms, 102 m<sup>2</sup> of living space and a generous 2,044 m<sup>2</sup> plot. The home offers west-facing light, an elevated setting with open views, a cellar and ample parking. Located close to shops, schools, health services and leisure facilities, it provides excellent potential for renovation and value-adding improvements.

## ENERGY - DPE



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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

This spacious 3-bedroom, 102 m<sup>2</sup> home sits on a large 2,044 m<sup>2</sup> plot in an elevated position on the edge of Argentonnay. Built in 1890, it offers generous room sizes, a separate kitchen, one bathroom, two WCs, and practical extras including a cellar and parking for four vehicles. The west-facing orientation brings warm afternoon light, while the open surroundings provide a pleasant rural feel. Though interior updating is needed, the structure is solid and full of character. Daily amenities—including supermarket, GP, pharmacy, cinema and swimming pool—are within 1 km. Regional links include access to Thouars, Bressuire, and road connections to larger cities, with airports and train services within 30–60 km. The area offers nearby countryside walks and local cultural attractions, making this a strong opportunity for buyers seeking value and potential.

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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: 620 EUR**

**Taxe habitation: EUR**

## NOTES