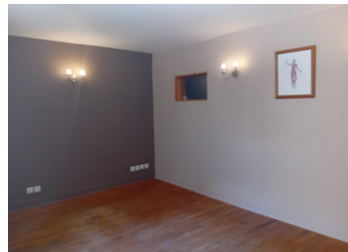


A beautiful village house in excellent condition, close to all amenities. Ready to move into.

EXCLUSIVE



INFORMATION

Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	109 m2
Plot Size:	88 m2

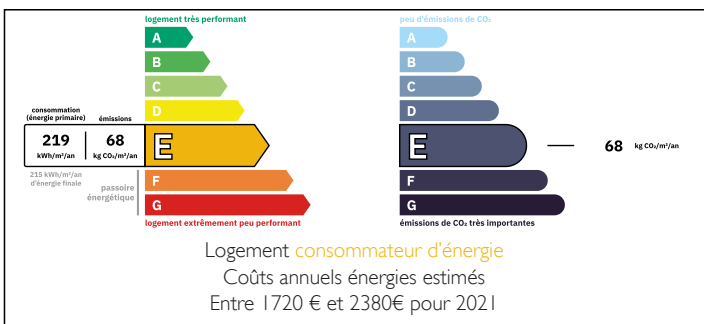
IN BRIEF

This charming house is situated in the centre of the village and has potential for extension (or conversion into a second home). It is within walking distance of a bakery, bar, bistro, restaurant, small weekly market and supermarket. It is close to schools and has double glazing and oil-fired heating. It has an inner courtyard and a covered terrace.

It is well placed between Mauléon, Thouars, Vihiers and Bressuire.

Nueil-les-Aubiers is 15 km away, Bressuire and Thouars are 20 km away, and Cholet is 40 km away.

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 house comprising :

Ground floor:

A dining room of : 18m².

WC

A kitchen of : 11m²

A 14m² sitting room with fireplace (not lined).

A study of : 4m²

Covered terrace of : 11m².

Interior garden of : 12m².

First floor:

4m² landing.

A bedroom of : 18m².

A corridor of : 6m².

A bedroom of : 16 m².

A bedroom of : 12m²

A bathroom of : 3.5m².

A terrace storage room of : 6m².

A boiler room of : 11m².

A basement of : 31m².

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

LOCAL TAXES

Taxe foncière: 951 EUR

Taxe habitation: EUR

NOTES