

Charming three bedroom house with one bedroom annexe in peaceful rural location with plenty of outside space



INFORMATION

Town:	Saint-Pardoux-Soutiers
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	183 m2
Plot Size:	2825 m2

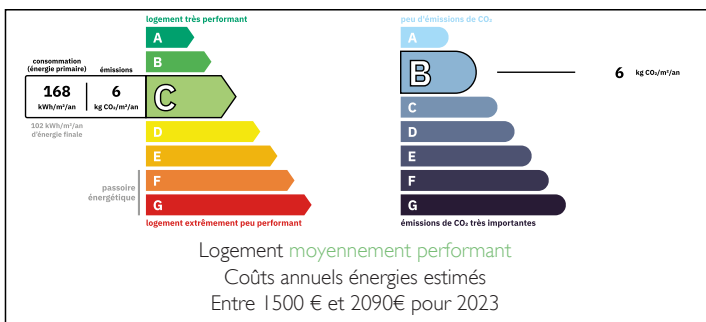


IN BRIEF

This substantial and tastefully renovated property would make the perfect holiday home or a permanent residence for anyone seeking a practical and comfortable home. There is also the potential for rental income from the adjacent annexe which has it's own entrance and everything required for independent living.

About 2 km from the popular village of Saint-Pardoux, the property benefits from great transport links whilst remaining a haven of peace and tranquility tucked away in the picturesque Gatine hills. The trip to bustling Niort and access to the TGV rail network takes about 30 minutes by car whilst Poitiers with its tourist attractions and international airport is less than an hour away. For day to day essentials there is a bakery and a self-service supermarket at Saint-Pardoux as well as small local restaurant. For a wider range of...

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.



LOCAL TAXES

Taxe foncière: 893 EUR

NOTES

DESCRIPTION

MAIN HOUSE GROUND FLOOR

Kitchen 22m²

Living room 41m²

MAIN HOUSE FIRST FLOOR

Bedroom with en suite shower room 15m²

Bedroom 13m²

Bedroom 11m²

Bathroom 5.5m²

Dressing room 6.5m²

WC

ANNEXE GROUND FLOOR

Living room with kitchenette 27m²

Bedroom with en suite shower room 24.5m²

ANNEXE FIRST FLOOR

Small mezzanine 7.5m²

Large Mezzanine 17m² (suitable as sleeping area)

The property benefits from double-glazing throughout and the main house has a C energy rating which is excellent for a property of this type.

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