

Charming 2 bedroom home with garage and large garden in peaceful countryside setting

EXCLUSIVE



INFORMATION

Town:	Vernoux-en-Gâtine
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	76 m ²
Plot Size:	1233 m ²

IN BRIEF

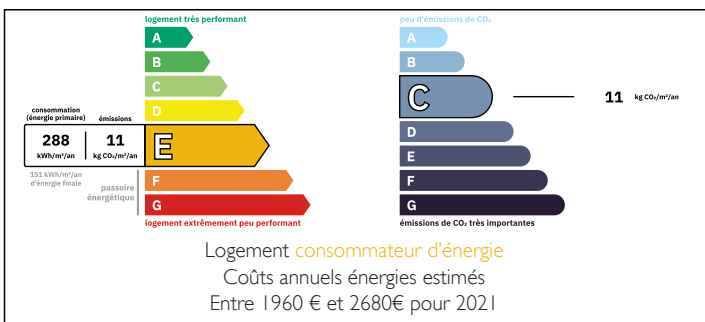
Set in a peaceful rural setting while remaining convenient for everyday amenities, this charming attached property offers comfortable accommodation with a spacious garden and practical living spaces.

The property comprises an open-plan kitchen, dining and living area, downstairs shower room with WC, two first-floor bedrooms, a second shower room with WC, storage room, and an attached garage. Outside, the generous lawned garden with mature trees and a wooden chalet provides excellent outdoor space to enjoy.

Conveniently located approximately 4 km from local shops and amenities, around 85 km from the Vendée coast and beaches, and well placed for travel connections with airports approximately 85 km to La Rochelle Airport, 95 km to Poitiers Airport, and 115 km to Nantes Airport. Approximate distances only.

A property offering countryside charm, outdoor

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

This charming attached property offers comfortable living accommodation and excellent outdoor space, comprising:

Ground Floor

Bright open-plan living area (36m²) with kitchen, dining and lounge spaces

Shower room (4m²) with WC

First Floor

Landing area (5m²)

2 bedrooms (14m², 14m²)

Shower room with WC (3m²)

Useful store room housing the hot water tank

The property also benefits from an attached garage for additional storage or parking.

The house opens onto a private area shared with the two adjoining properties which leads to the garden, mainly laid to lawn, featuring mature trees and a wooden chalet - an ideal space to relax, garden, or enjoy outdoor living. The septic tank is also located within the garden area.

A property offering practical living space, outdoor enjoyment, and plenty of potential - viewing is highly recommended to fully appreciate what it has to offer.

All measurements are approximate.

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

LOCAL TAXES

Taxe foncière: **380 EUR**

Taxe habitation: **348 EUR**

NOTES