

3 bedroom terraced house in the centre of L'Absie. Large garden at the rear with barn.

EXCLUSIVE

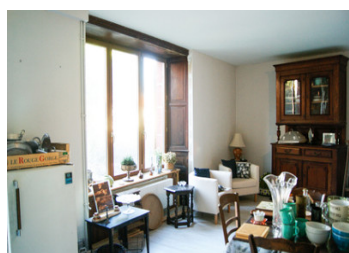


INFORMATION

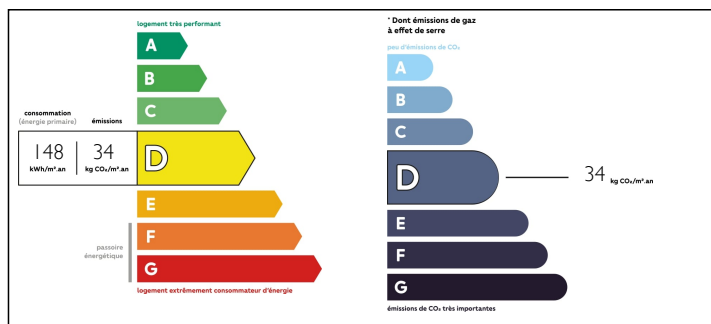
Town:	L'Absie
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	800 m2

IN BRIEF

Recently decorated and move-in ready, this charming house features 3 double bedrooms, a ground floor shower room, and the potential to create another on the second floor. The property boasts a spacious garden with separate access and is conveniently located just a short stroll away from all amenities. Additional photos, a virtual tour, and a floor plan are available upon request.



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: 922 EUR

NOTES

DESCRIPTION

Ground Floor:

Step into the inviting LOUNGE (24m²) with its elegant wooden flooring, creating a warm and cozy atmosphere. Through the glazed double doors, you'll find yourself in the spacious INNER HALL (9m²) equipped with stairs leading to the next floor and convenient access to the CELLAR. Adjacent to the inner hall is a well-appointed SHOWER ROOM (4m²) featuring a WC, washbasin, and refreshing shower. The KITCHEN (45m²) is a true highlight, serving as a generous living space that easily accommodates a dining table and chairs. With its open doors, the kitchen seamlessly connects to the back GARDEN, enhancing the flow of natural light.

First Floor:

Ascend the stairs to the first floor, where an inviting INNER HALL (7m²) awaits. This area provides access to the ATTIC (43m²) offering possibilities for expansion and additional living space. Adjacent to the inner hall, you'll discover a charming BEDROOM (22m²) with a delightful view overlooking the village square. A SHOWER ROOM (4m²) is also present, awaiting the finishing touches as the plumbing infrastructure is already in place. An OFFICE/STORAGE SPACE (8m²) leads to two additional BEDROOMS (12m², 24m²), both featuring views of the garden.

The GARDEN itself is long and narrow, with a shed and a charming well, adding to its rustic appeal. Towards the bottom of the garden, there is a sizeable BARN (53m²) that holds potential for conversion into further accommodation, subject to planning permission.

Most of the rooms feature exquisite WOODEN FLOORING, exuding timeless elegance throughout the property. The...