

Cute three-bedroomed house in quiet hamlet close to market town

EXCLUSIVE



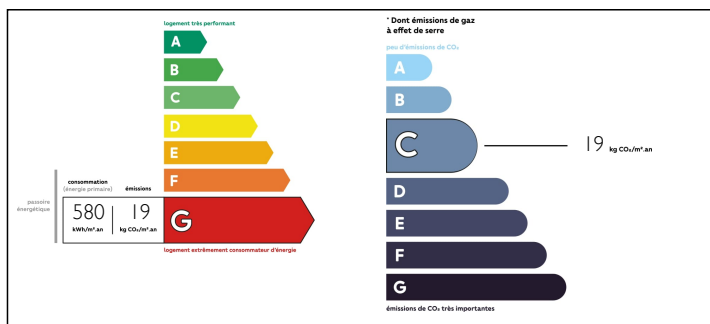
## INFORMATION

Town:	Aubigné
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	75 m2
Plot Size:	190 m2

## IN BRIEF

This is a charming semi-detached traditional cottage with three bedrooms and two bathrooms (one bedroom and shower room downstairs). To the front of the house is a pleasant courtyard style garden which is very low maintenance. In addition there is an outbuilding separated into two rooms. One is used as a laundry/utility room and the other in the past has been used as a spare bedroom. The house is just a 10 minute drive to the centre of Chef Boutonne. It's a popular town with primary and secondary schools, two supermarkets, three bars, boulangerie, florists, post office, banks, restaurant, hairdressers, open-air swimming pool, fishing lake at the Chateau Javarzay and a market every Saturday morning. There are often events going on in Chef Boutonne and it is well situated for the airports at Poitiers (75km), La Rochelle (96km), Limoges (125km) or Bordeaux (180km).

## 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

Ground floor:

Kitchen 11.6m<sup>2</sup>

Sitting room 19m<sup>2</sup>

Bedroom 14.3m<sup>2</sup>

Shower room 5.1m<sup>2</sup>

First floor:

Bedroom 8m<sup>2</sup> with sloping ceiling

Bedroom 12m<sup>2</sup> with sloping ceiling

Shower room 6m<sup>2</sup>

Outside:

Outbuilding separated into two rooms (one with a sink)

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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: 619 EUR

## NOTES