

Delightful 2-3 bedroom cottage style house located within enclosed gated grounds with shared garden.

EXCLUSIVE



INFORMATION

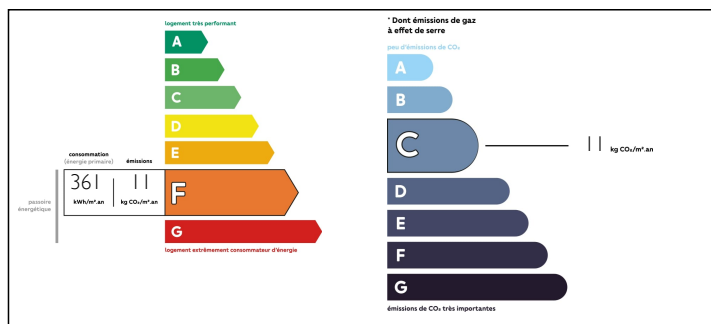
Town:	Loretz-d'Argenton
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	272 m2

IN BRIEF

A character filled house that would make an ideal full time or holiday home. located within a gated walled area with 2 other small houses. Close to the village for banks, bars etc



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

Access to the house is through the shared gated drive.

It consists of lounge 27m², kitchen 15m² and generous sized downstairs bedroom 24m² that could also be used as a dining room. Bathroom with W.C.

Upstairs are the further 2 bedrooms 26m² and 23m²

The house style is traditional with wooden beams and wood burning stove with feature fireplace. The garden is located behind the house where there is parking and a small outbuilding.

The property is ideally located for access to the village of Argenton l'Eglise where you will find a bar, bank, tabac, hairdressers etc.

The larger towns of Thouars (10km) and Montrouil-Bellay (14km) offer everything you could want.

There are excellent rail and airport links offering national and international connections

PLEASE NOTE: THE GARDEN IS SHARED BETWEEN THE 3 HOUSES

Three properties within the courtyard reference A17061, A25142MGO79, A16741

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

NOTES