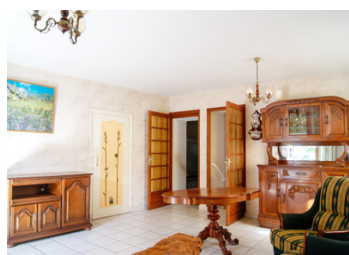
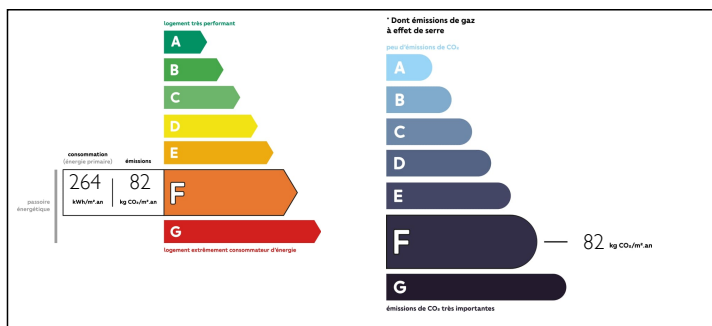


Priced to sell - 2 bedroom town house with great potential. Garden. Walking distance to shops and schools.



ENERGY - DPE



INFORMATION

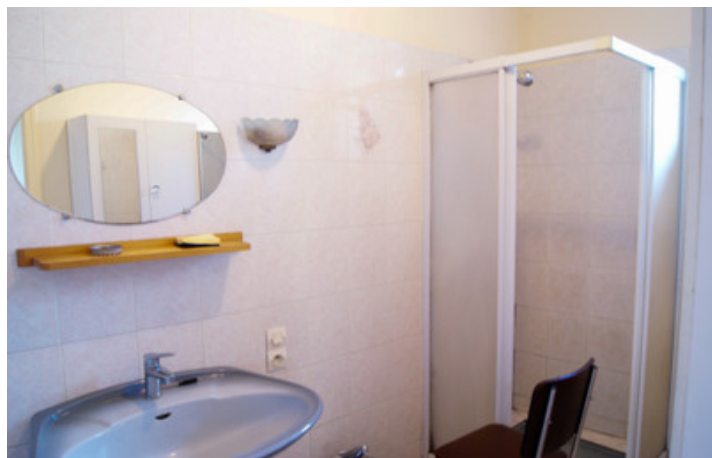
Town:	Secondigny
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	583 m2

IN BRIEF

Located in the picturesque Deux-Sèvres department of France, the town of Secondigny captivates visitors with its charming allure and rich historical heritage. Nestled amidst lush greenery, this quaint town offers a peaceful and idyllic escape from the bustling city life. History enthusiasts will be delighted by Secondigny's intriguing past, as it was once a strategic stronghold during the Hundred Years' War. Today, remnants of its medieval architecture can still be admired, with the imposing ruins of the ancient castle standing as a testament to its storied past. The town's tranquil ambiance is further enhanced by the gentle flow of the nearby Sèvre Nantaise river, providing a serene setting for leisurely walks and quiet contemplation. Secondigny is a hidden gem that embodies the essence of rural France, inviting visitors to immerse themselves in its rustic charm and experience the authentic beauty of the Deux-Sèvres region.

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: 223 EUR

NOTES

DESCRIPTION

Welcome to this exceptional property offering endless possibilities! Whether you're looking for a remarkable family home or a lucrative investment project, this house ticks all the boxes.

As you ascend the steps to the front door, you'll be greeted by a spacious living room (27m²) full of character. Just a few steps down, the dining room (19m²) creates the perfect space for entertaining guests. The kitchen (8m²) offers scope for modernisation, allowing you to add your personal touch. Additionally, there is a convenient WC (1m²) and a shower room (4m²). The hallway (3m²) features a back door leading to the delightful back garden, while a charming bedroom (12m²) provides garden views.

Discover further potential as you explore the cellar, conveniently accessed from the living room.

On the first floor a landing area (7m²) welcomes you. A generously-sized double bedroom (22m²) awaits, exuding comfort and tranquility. Additionally, a spacious attic (42m²) presents a prime opportunity for conversion into an additional bedroom, expanding the living space to suit your needs.

From the landing stairs lead to another attic (35m²) above, providing even more room for customisation.

Heating is provided by an oil-fueled boiler, although it is untested. While some windows are double-glazed, the majority feature single-glazed units, presenting an opportunity for further enhancement.

Outside, this property continues to impress with a garage, ideal for storing equipment, and a vegetable plot that promises a bountiful harvest. Mature trees surround the premises, offering shade and a serene ambiance.

With its versatile...