

Delightful 3 bedroom cottage style house set within a shared gated enclosure

EXCLUSIVE



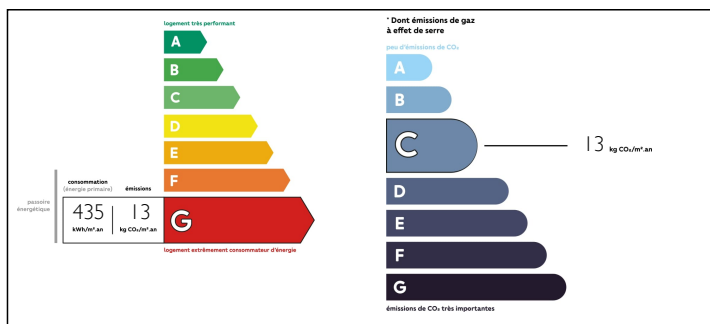
INFORMATION

Town:	Loretz-d'Argenton
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	347 m2

IN BRIEF

A character filled house that would make an ideal main 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.

The ground floor consists of lounge 27m², kitchen 20m² and generous sized bedroom 24m² that could also be used as a dining room. W.C. Upstairs are the further 2 bedrooms 18m² and 25m² with character beams, and the bathroom.

The house style is traditional with wooden beams and wood burning fire with feature fireplace. The garden is located to the rear of the property, 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 Montrueil-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