

**UNDER OFFER** Charming 4-bedroom, 2-bathroom cottage, garden and 1H land in quiet spot, no immediate neighbours.



## INFORMATION

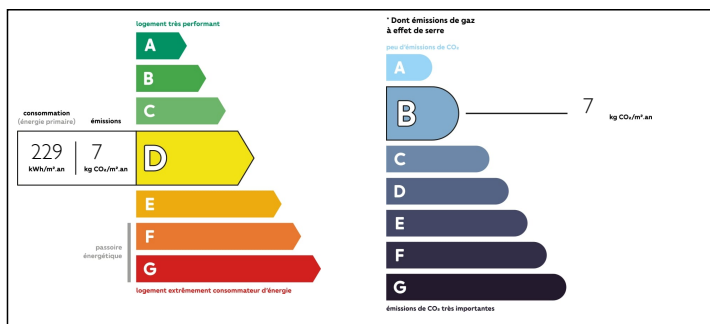
Town:	Loretz-d'Argenton
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	10597 m2

## IN BRIEF

Delightful, freshly-renovated home with a 'cottage' feel, offering plenty of space inside and out, situated on the edge of a small hamlet with no close neighbours. With four bedrooms upstairs, you can also use the Office as a further Ground Floor Bedroom, if required. There is a bathroom and WC on each floor. The total plot is 2.6 acres (10597m2); the land consists of the enclosed garden, a fenced swimming pool (not in use), a gravelled courtyard with trees and a large field (approx 2 acres). Renovated 2021-2023, recent works included: roof, insulation to roof and walls, installation of a micro-station drainage, interior decoration, new bathrooms, kitchen and utility, flooring, double glazing. Heating: wood stove, electric towel-rails in bathrooms Sanitation: micro-station 2022 Swimming pool to be renovated or removed. More details here....



## 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: 1219 EUR**

## NOTES

## DESCRIPTION

The house is on the edge of a calm, rural hamlet, a short distance from shops and services :

Bouillé Loretz 4km- bar and small supermarket

Cersay 5km – bakery, doctor, pharmacy, shop

Argenton L'Eglise 7km - bakery, bar/restaurant, bank etc.

Larger towns of Argentonnay, Doué-La-Fontaine and Thouars with range of shops, services and fantastic market 17km. Saumur and the Loire 32km.

Nearest airports/ TGV: Nantes 120km, Poitiers 90km.

Ground Floor:

Kitchen/diner [16m<sup>2</sup>]

Dining room [19m<sup>2</sup>] with wood burner

Living room [19m<sup>2</sup>]

Office (or Bedroom?) [15m<sup>2</sup>] with doors to outside

Bathroom with shower and WC

Utility room [19m<sup>2</sup>] with access to the garden

On the First Floor :

Shower room with WC

Bedroom 1 [18m<sup>2</sup>]

Bedroom 2 [20m<sup>2</sup>]

Bedroom 3 [16m<sup>2</sup>]

Bedroom 4 [9m<sup>2</sup>]

EXTERIOR: Gravelled courtyard and parking area, terrace, enclosed garden. Old in-ground swimming pool (out of use, to be refurbished or removed). Field of approximately 2 acres / 9000m<sup>2</sup>, not fenced.

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