

3 bed farm property, with large outbuildings and lovely views from the south facing terrace.



EXCLUSIVE

## INFORMATION

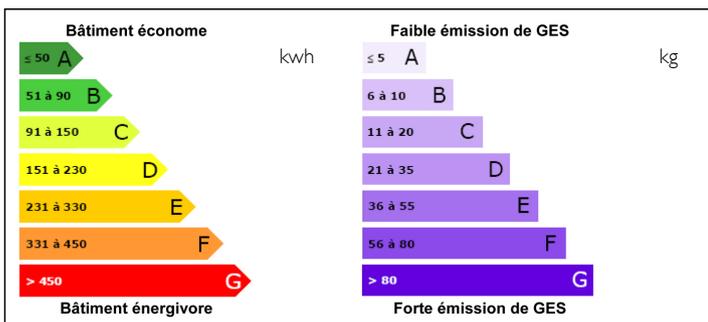
Town:	Saint-Aubin-le-Cloud
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	112 m <sup>2</sup>
Plot Size:	772 m <sup>2</sup>



## IN BRIEF

In need of updating, this property is in a farming hamlet 3km or 20 minutes walk from Saint-Aubin-Le-Cloud, which has basic amenities. Secondigny is 7km where you will find a supermarket and Parthenay 11km with all amenities. The theme parks of Puy du Fou and Futuroscope are all just over an hours drive away. The gardens and outbuildings are opposite.

## 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

The house comprises -

Terrace (24m<sup>2</sup>) at the front which faces the lane and fields

Kitchen (29m<sup>2</sup>) - with impressive fireplace (needs opening)

Bathroom (3m<sup>2</sup>) and WC (1m<sup>2</sup>)

Lounge (31m<sup>2</sup>) - with stairs to the next floor and fireplace (to be opened)

Mezzanine (10m<sup>2</sup>)

Corridor (6m<sup>2</sup>)

3 bedrooms (10m<sup>2</sup>, 9m<sup>2</sup>, 9m<sup>2</sup>)

Shower room (3m<sup>2</sup>)

There is also a cellar under the lounge.

3 outbuildings (200m<sup>2</sup>) and gardens are opposite the house.

The septic tank needs replacing.

All measurements are approximate

Saint-Aubin-Le-Cloud is a pretty village with a bakers, butchers, doctors and small supermarket, there is a lake and swimming pool.

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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: **887 EUR**

## NOTES