

A charming 2 Bedroom bedroom property with office and garden in small hamlet 30 minutes southwest of Saumur

EXCLUSIVE



INFORMATION

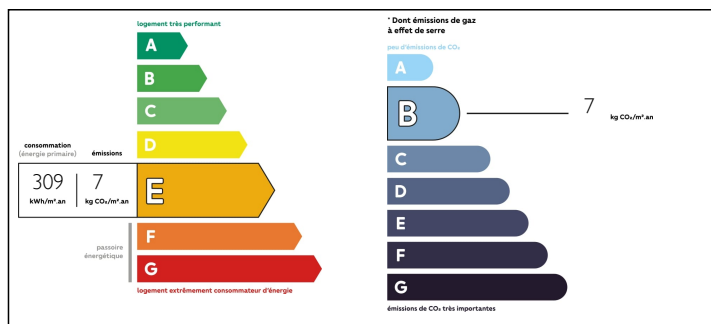
Town:	Loretz-d'Argenton
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	66.01 m2
Plot Size:	331 m2

IN BRIEF

A cosy 2/3 bedroom property, with office and store room that are used as occasional bedrooms. open plan lounge kitchen diner. An ideal first home or holiday home 15 minutes from the market town of Thouars



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

A cosy 2/3 bedroom property, with open plan lounge kitchen diner. An ideal first home or holiday home 15 minutes from the market town of Thouars. The property is situated in a quiet hamlet, enjoys its own private garden and parking for 2 cars.

The downstairs has an open plan lounge dining room and kitchen area and to the rear is a small room that was previously used as the occasional 4th bedroom. Opposite this room is the bathroom.

Upstairs the 3 small to medium size bedrooms have been well positioned, but due to the beams of the roof the door heights are limited to each room.

There is a small garden and separate outbuilding. The current drainage system does not conform to the norms and will need to be addressed; this has been acknowledged with the current asking price.

The property is located in a quiet hamlet which is about 15 minutes from the large market town of Thouars. To the north are the Chateau towns of Montreuil Bellay and Saumur.

NOTES

Lounge 33.34 M²

bathroom 2.96 M²

bedroom 4 4.49M²

Bedroom 3 12.29M²

bedroom 2 10.35M²

bedroom 1 4.32 M²

Outbuilding 23 M²

Conservatory 20 M²

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