

## Charming house in Ensigné

### EXCLUSIVE



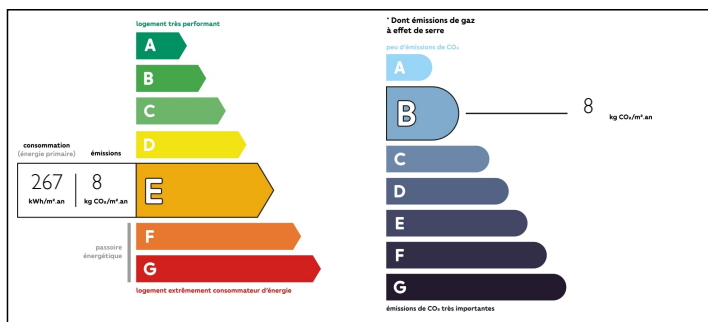
### INFORMATION

Town:	Ensigné
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	107.26 m2
Plot Size:	999 m2

### IN BRIEF

Charming house in a small village which has kept its soul of yesteryear. Climb a few steps to reach the large living room with its kitchen open to the living room. Upstairs, a bright landing provides access to two bedrooms, one of which has its own shower room. There is also a bathroom and a separate toilet. Outside, a shed to park the car and store gardening equipment. Ruins without roofs are articulated in a pleasant garden which goes around the house. The little extra : the vast basement which also serves as a laundry room, with water and electricity. What to imagine a workshop. The main shops (supermarket, etc.) are 7 km away in Brioux-sur-Boutonne. Niort is 38 km away and the ocean 73 km away.

### 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

Ground floor :

Kitchen/living room/lounge : 53.75m<sup>2</sup>

WC : 1m<sup>2</sup>

1st floor :

Platform : 10.85m<sup>2</sup>

Bedroom 1 : 14.45m<sup>2</sup>

Shower room : 5.66m<sup>2</sup>

Bedroom 2 : 14.23m<sup>2</sup>

Bathroom : 5.07m<sup>2</sup>

WC : 2.55m<sup>2</sup>

Basement : 57.49m<sup>2</sup>

Shed : 38.48m<sup>2</sup>

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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: 436 EUR

## NOTES