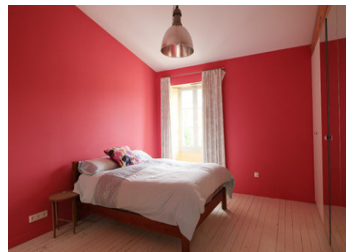


## Characterful home in a quiet hamlet



## INFORMATION

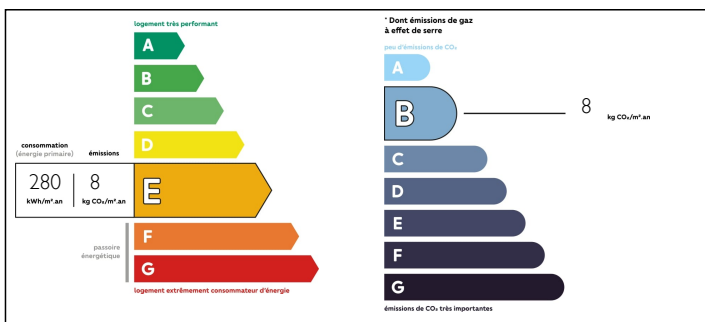
Town:	Villemain
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	158 m2
Plot Size:	2659 m2



## IN BRIEF

This property full of character has been renovated into a cheerful and quirky home. It provides spacious living accommodation on the ground floor and two/three bedrooms and two bathrooms on the first floor. The house is attached to two sides, it is heated through two logburners and has single glazed windows. There's an attached and walled garden and another plot with garage across the lane. Very quiet rural setting close to forests, where you shouldn't be surprised to see the deer running around.

## 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: 579 EUR

## NOTES

## DESCRIPTION

The property in further detail :

Ground floor :

Entrance hall 12 m<sup>2</sup> with original concrete tiles

Kitchen and dining room 32 m<sup>2</sup> with parquet floors and modern equipped kitchen with concrete worktop. There's a fireplace in this room.

Living room of 36 m<sup>2</sup> with a front room and a back room. There's a fireplace in this room.

First floor :

Mezzanine 24 m<sup>2</sup>, currently used as an office and overflow bedroom, it would be possible to close off a part of this mezzanine to create a 3rd bedroom.

Bedroom 14 m<sup>2</sup>

Showerroom 6 m<sup>2</sup> with toilet, shower and sink

Master bedroom 16 m<sup>2</sup>

Ensuite bathroom 7 m<sup>2</sup> with rolltopbath, toilet and sink.

The property has been partially renovated, but needs some finishing off. The windows are single glazed and the living room needs to be redecorated and insulated.

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