

Large detached house in very quiet location with outbuildings and a gite to renovate



## INFORMATION

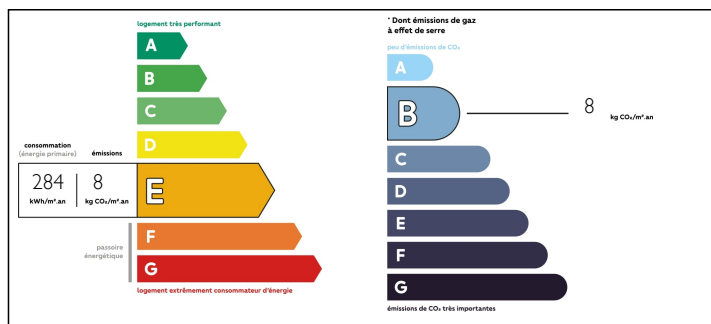
Town:	Marnes
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	181 m2
Plot Size:	4081 m2

## IN BRIEF

Located just on the Deux Sèvres/Vienne border this is a practical, well-kept and well-equipped property in a peaceful rural location. All key amenities are available in nearby Airvault which has a large supermarket and DIY store on its outskirts with smaller shops, bars and restaurants in its historic centre. The property itself has been tastefully renovated to create a home that is both charming and practical. In addition to the main accommodation there is separate and partly renovated gite as a potential source of additional income. Details of accommodation as follows:



## 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/dining room 44m<sup>2</sup>

Living room 23m<sup>2</sup>

Sitting room/bedroom 23m<sup>2</sup>

Conservatory 11m<sup>2</sup>

Bathroom/WC 5m<sup>2</sup>

### FIRST FLOOR:

Landing 17m<sup>2</sup>

Bedroom 24m<sup>2</sup>

Bedroom 22m<sup>2</sup>

Bedroom 21m<sup>2</sup>

Shower room/WC 4m<sup>2</sup>

### OUTSIDE:

Cellar

Gite – partly renovated

Garage/workshop with potting shed attached

Garden

Meadow

Well

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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: **988 EUR**

## NOTES