

Beautifully renovated 2-bedroom house with large garden and outbuildings in peaceful village location

EXCLUSIVE



INFORMATION

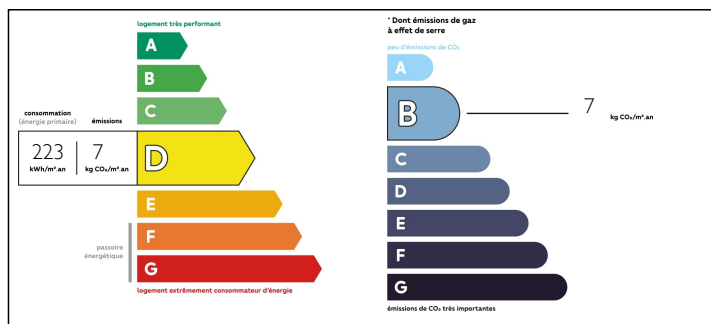
Town:	Clessé
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	149 m2
Plot Size:	924 m2

IN BRIEF

This character property has been lovingly renovated using top quality materials to make a home that is both practical and charming. Perfect as a holiday home or for year-round living, it is set back from the road on small cul-de-sac with one other property. The generous garden at the rear has a its own access from the road with and a paved terrace - as well as cherry and walnut trees. Day to day amenities are nearby in Clessé and Chiché - each about 5 minutes away by car. For a full range of services Bressuire and Parthenay are both within easy reach (about 15 minutes by car) and Poitiers with its tourist attractions, TGV station and international airport is about an hour away. 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 22m²

Dining room 13.5m²

Lounge 28.5m²

Games room 32m²

Utility room 6m²

FIRST FLOOR:

Bedroom with ensuite bathroom 50m²

Bedroom with ensuite shower room 14m²

OUTSIDE:

At the front:

Attached outbuilding with two rooms ready to renovate 32m²

Three small barns

Well

Private parking

AT THE REAR:

Paved terrace

Enclosed garden with additional access to road

Summer house

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

LOCAL TAXES

Taxe foncière: **780 EUR**

NOTES