

3/4 bedroom house in the countryside with expansion potential, close to road transport links and village

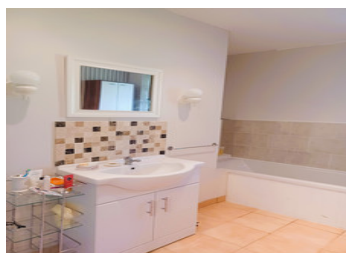


## INFORMATION

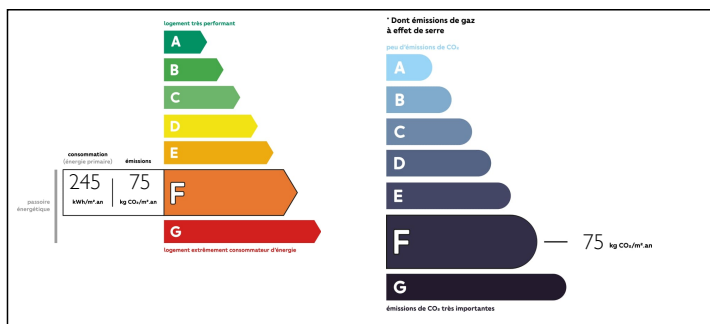
Town:	Soudan
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	6202 m2

## IN BRIEF

Set in over 6000m2 of land, this property offers the perfect blend of space, versatility, and convenience. Located just a stone's throw from the A10 motorway, this large 3-bedroom house presents an exceptional opportunity to create a spacious family home



## 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

This property's true potential lies in its ability to expand. With the potential to add more bedrooms, you have the flexibility to customize the space to suit your family's needs.

The property features several outbuildings, offering additional storage, workshop space, or even potential conversion for various purposes.

The property benefits from oil heating, the boiler being only a few years old. The main roof on the house has been replaced.

The house layout is as follows:

Ground floor

Dining room 38.9m<sup>2</sup>

Lounge 24m<sup>2</sup>

Bedroom 22.8m<sup>2</sup>

Bathroom 8m<sup>2</sup>

WC 1.8m<sup>2</sup>

Kitchen 10.8

Back kitchen 7m<sup>2</sup>

Boiler room

First floor

Bedroom Two 23.8m<sup>2</sup>

Shower room 2.6m<sup>2</sup>

Bedroom Three 14.3m<sup>2</sup>

Bedroom Four (accessed from Bed Three) 31.5m<sup>2</sup>

Garage, Boiler room and numerous outbuildings.  
6200m<sup>2</sup> of land

## LOCAL TAXES

Taxe foncière: **825 EUR**

## NOTES

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