

Lovely five-bedroomed townhouse in pretty Oiron. Sunny courtyard, garage. Walk to bakery, shop, wine, château.

EXCLUSIVE



INFORMATION

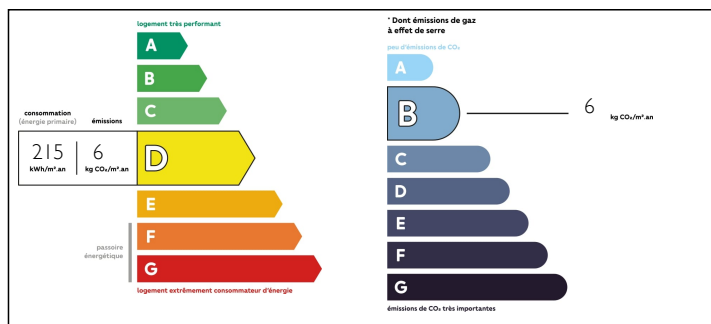
Town:	Plaine-et-Vallées
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	205 m2
Plot Size:	277 m2

IN BRIEF

This striking townhouse has been sympathetically updated to provide a spacious and well-planned modern family home. Original features such as the curved wooden staircase, printed tiles, fireplaces and parquet marry well with new oak flooring and a modern eat-in kitchen, and the recent efficient heating system combined with improved insulation ensure year-round comfort. The property is on mains drains. Oiron, Petit Cité de Caractere, is ideally placed for easy access to all the attractions of the north of the Deux Sèvres, the Maine-et-Loire and the Vienne. It is known for its impressive Château, quaint streets and its wine production! The village has a bakery, small supermarket, doctor and pharmacy just a minute's flat walk away, as well as a primary school and school transport for the colleges and lycées in Thouars. Nearest target towns : Thouars 13km, Loudun 15km, Montreuil-Bellay 28km, Chinon 40km

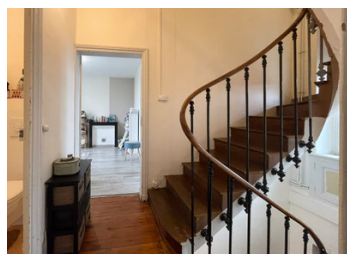


ENERGY - DPE



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: 1028 EUR

NOTES

DESCRIPTION

Double-glazed, insulated, central heating by pellet boiler installed in 2015, thermodynamic water heater, mains drainage. Fibre internet.

Ground Floor:

Entrance hall [9m²]

Office [21m²]

Living room [23m²] with woodburner

Kitchen [30m²]

Bathroom with wc [4m²];

Utility room [9m²]

Boiler room [12.5m²] and access to the

Garage for one car [15m²] and Sun-room [10m²], both giving onto the

Sunny courtyard with a lean-to and wooden terrace.

First Floor:

Three bedrooms [22m², 14m², 14m²] including one with a small wash-room,

WC

Bathroom

Mezzanine [11m²] ideal for a games room/office

Second Floor:

Two bedrooms [14m², 13m²]

Shower room with WC

Wine cellar under part of the courtyard.

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