

UNDER OFFER - Two-bedroom village house with sunny courtyard garden. Flat walk to shop, bar/eateries, bakery.

EXCLUSIVE

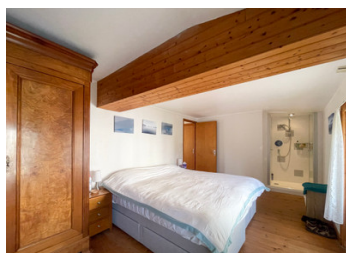


INFORMATION

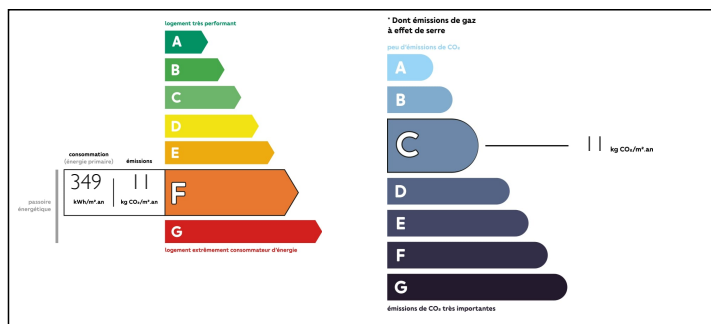
Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	160 m2

IN BRIEF

Village-centre house, just a short, flat walk to the bakery and bar/bistro, small weekly market and supermarket. Argentonnay has much to offer – compact and friendly with good basic services - hair and beauty, schools, a doctor, dentist, lovely walks, a lake-side restaurant, a cinema, alpacas and even a micro-brewery. Well placed for visiting tourist (and locals') favourites Puy du Fou (45km), Doué-la-Fontaine BioParc (30km) the Loire at fairytale Saumur (47km). Nearest larger towns: Nueil les Aubiers (15km) Bressuire and Thouars (20km), Cholet (40km). Nearest airports: Nantes, Poitiers within 110km



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

*Conforming Mains drains *Partial double-glazing
*Electric radiators *Courtyard garden

GROUND FLOOR:

Living / Dining room [27m²] with woodburner
WC

Shower-room with plumbing for washing machine
Eat-in Kitchen [12m²] and door to conservatory
[12m²] and access to courtyard garden

UPSTAIRS:

Bedroom 1 [15m²] with modern shower unit
Bedroom 2 [10m²]
WC

South-facing walled Courtyard garden approx 70m²,
with outside tap.

Plenty of free parking very close by.

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

LOCAL TAXES

Taxe foncière: 507 EUR

NOTES