

Deceptively spacious house with 3 bedrooms plus apartment, games room, large attic and attached garage. Garden

EXCLUSIVE



INFORMATION

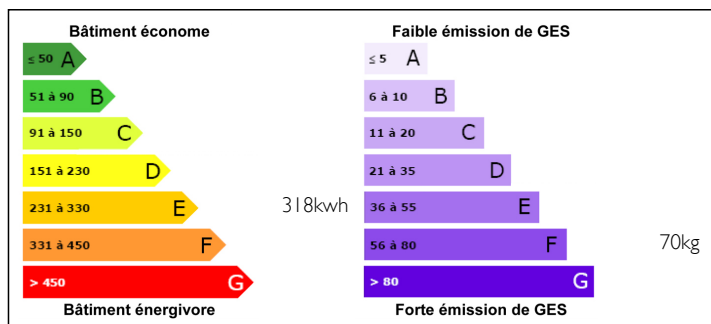
Town:	L'Absie
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	139 m2
Plot Size:	971 m2

IN BRIEF

Discover the allure of L'Absie, where this property beckons, perfect for a permanent residence or idyllic holiday getaways. A three-bedroom house, complemented by a separate one-bedroom apartment with its own private entrance, is a blend of comfort and versatility. Surrounded by amenities such as schools and restaurants, it promises a lifestyle of convenience. Situated just 41 km from the vibrant town of Niort, boasting an array of shops and a central train station, this location seamlessly balances tranquility with accessibility. Moreover, the proximity to key airports, Poitiers (79 km), La Rochelle (80 km), and Nantes (118 km), ensures that your journeys are both effortless and well-connected. Embrace a life of comfort and possibilities in this exceptional property in the heart of L'Absie.



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

The MAIN house comprises -

ENTRANCE HALL (11m²)
LOUNGE (23m²)
KITCHEN (16m²)
3 BEDROOMS (9m², 10m², 12m²)
BATHROOM (6m²)
WC (1m²)
UTILITY (18m²)
GARAGE (26m²)
CELLAR (9m²)
BOILER ROOM (36m²)

Above the garage, accessed from the house, is a GAMES ROOM (27m²) which leads to the ATTIC spaces (totalling 73m²) which have been boarded out

LOCAL TAXES

Taxe foncière: 1022 EUR

From the garage there is an APARTMENT, also having separate entrance, comprising -
LIVING ROOM (17m²) with sink
BEDROOM (14m²)
SHOWER ROOM (3m²) with Italian shower, wash basin and wc.

The GARDEN surrounds the house.

All measurements are approximate.

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

NOTES