

Magnificent detached property, 5 bedrooms, outbuildings, garden, pond, land



## INFORMATION

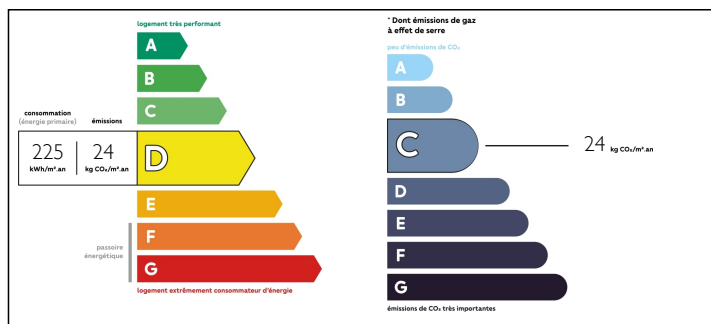
Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	5
Bath:	1
Floor:	172 m2
Plot Size:	12900 m2

## IN BRIEF

On the northern border of Deux Sèvres and Maine et Loire, secluded but a few minutes drive from Argentonnay, Voulmentin, La Coudre, Nueil Les Aubiers. Bars, Bakeries, Schools, Colleges, Pharmacies, Doctors, Restaurants, Hospital etc. Thouars 25km, Bressuire 20km, Saumur 50km, Angers 80km, Loudun 50km



## 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

Wood and oil heating.

Double glazing on the ground floor, not upstairs.

House comprising:

Entrance to dining/living room 45M2

Office 8M2.

Corridor of 2.5M2 serving, two bedrooms (1+2) of 13M2 each, a WC and a laundry room of 21M2.

Kitchen of 11M2.

Shower room 5M2, separate toilet.

Upstairs:

Bedroom 3 of 12M2.

Bedroom 4 of 14 M2.

Bedroom 5 of 15M2

Attic of 37M2.

Boiler room of 11M2

Outside:

Hangar of 205M2

Stone barn of 220M2

Outbuilding of 70 M2

Large plot of land with pond, well - exact land limit to be decided.

Work to do:

Non-compliant septic tank

Double glazing upstairs and upstairs interior decoration to be brought up to date.

## LOCAL TAXES

**Taxe foncière: 578 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>