

Lovely 3 bedroom semi-detached house in open countryside with veranda, garden, paddock, barns workshop, well.



## INFORMATION

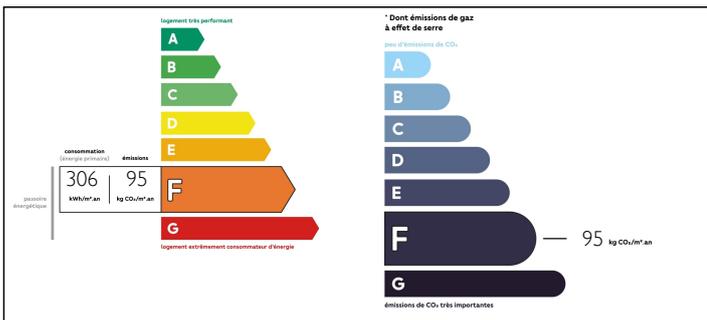
Town:	Voulmentin
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	157 m <sup>2</sup>
Plot Size:	17200 m <sup>2</sup>



## IN BRIEF

Semi-detached house, on the border between the north of the Deux Sèvres and the Maine et Loire, isolated but a few minutes' drive from Argentonnay, Voulmentin, La Coudre, Nueil Les Aubiers, where you can find bars, bakeries, schools, colleges, chemists, doctors, restaurants, etc. Septic tank not compliant, double glazing except a bedroom upstairs. Thouars 25km, Bressuire 20 km, Saumur 50km, Angers 80 km, Loudun 50 km

## 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

On the ground floor:

An entrance and a living, dining room with fire place 29m<sup>2</sup>.

Kitchen 17m<sup>2</sup>.

Bathroom with shower and bathtub 6.5m<sup>2</sup>.

Laundry room 17m<sup>2</sup>.

WC.

Veranda 13.5m<sup>2</sup>.

Pantry 19.5m<sup>2</sup>.

Upstairs :

3 large bedrooms, (2 of 12.5m<sup>2</sup> + 1 of 14m<sup>2</sup>) possibility of making a fourth one

Outside:

A large garden and beautiful grounds with several buildings.

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

## LOCAL TAXES

Taxe foncière: 722 EUR

## NOTES