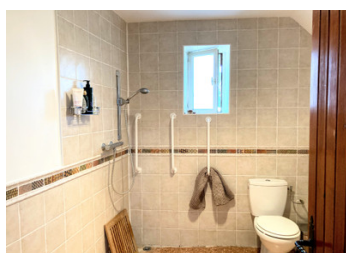


UNDER OFFER Renovated house plus separate guest house. peaceful hamlet, spacious gardens.



INFORMATION

Town:	Reffannes
Department:	Deux-Sèvres
Bed:	3
Bath:	0
Floor:	136 m2
Plot Size:	1740 m2



IN BRIEF

A pretty character property with a separate guest house. Wheelchair friendly, the rooms of the main house are fresh and spacious, and the gardens are peaceful and well maintained. The guest house has a private entrance and a lovely garden of its own. Reffannes gives easy access to commuter routes and offers many amenities. 18km from Les Forges golf course.

ENERGY - DPE

DPE not required.

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

Recently renovated in a tasteful manner, the main property has double glazing and electric heaters as well as two large wood burners. The ground floor is wheelchair friendly and the upstairs has a pretty attic bedroom and storage space. With a beautiful day room, the interior and exterior come together via double doors leading out onto a patio and the peaceful gardens.

Next door, with its own private entrance, you will find the guest house and gardens. This has an insert wood burner and electric heaters. Perfect for family and friends or to generate income by renting it out.

These properties are in a very practical location. They have the benefits of a quiet hamlet whilst being within walking distance of many amenities including a great restaurant and a fun bar/restaurant (both establishments sell bread!). Reffannes has easy access to commuter routes for Parthenay, Saint Maixent L'école, Niort and Poitiers, improving rental potential and making travel simple if this was to become your holiday home. It also has a primary school and specially developed park area and is only a few kilometres from a beautiful plan d'eau with a man-made beach. Perfect for summer days without travelling to the beach.

Located between Parthenay and Saint Maixent L'école with their larger shops and restaurants, 40km from the beautiful city of Niort and 45km from Poitiers with its tourist attractions, TGV train station and international airport.

The main house and gardens total 1073m².
The guest house and...

LOCAL TAXES

Taxe foncière: 795 EUR

Taxe habitation: EUR

NOTES