

## Historic 4 storey city centre building including four self-contained apartments and 2 additional bedrooms



## INFORMATION

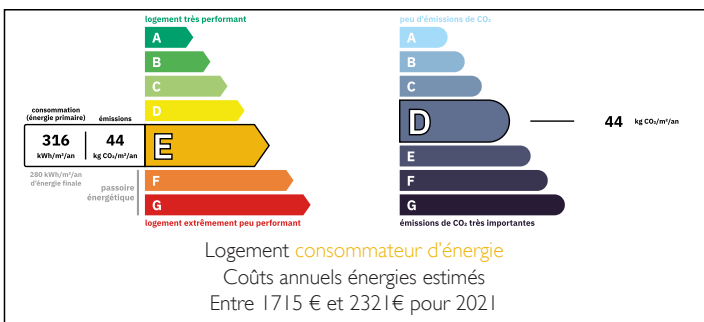
Town:	Parthenay
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	239 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

A substantial property with loads of character in the centre of historic Parthenay, this would make a great family home with the potential for rental income from any of the four 1-bedroom apartments. All key amenities are within easy reach as well as the bars, restaurants and independent shops that line the town's winding streets. There is a bustling weekly market and during the spring and summer months a range of festivals and cultural events. The house itself is on four levels, with the main living area on the first floor and two bedrooms on the second. Details of accommodation as follows:

## 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

### OUTSIDE

Plans have been drawn up and permission obtained for a rooftop terrace adjacent to the first floor balcony.

### MAIN HOUSE (Ground floor)

Entrance hall 14m<sup>2</sup>

Cellar

WC

### MAIN HOUSE (1st Floor)

Apartment comprising:

Kitchen 6.5m<sup>2</sup>

Living/bedroom 19m<sup>2</sup>

Shower room

Pantry

Balcony

### MAIN HOUSE (2nd Floor)

Bedroom 25 m<sup>2</sup>

Bedroom 17 m<sup>2</sup>

Bathroom 6.5m<sup>2</sup>

### MAIN HOUSE (3rd Floor)

Apartment comprising:

Kitchen 9 m<sup>2</sup>

Bedroom 25m<sup>2</sup>

Shower room

WC

### ANNEXE 1 (Ground floor)

Garage 18m<sup>2</sup>

Boiler room 11m<sup>2</sup>

### ANNEXE 1 (1st Floor)

Kitchen 6.5m<sup>2</sup>

Dining room 10m<sup>2</sup>

Living room 12m<sup>2</sup>

Bedroom 14.5m<sup>2</sup>

### ANNEXE 2 (Ground floor)

Living room/kitchen 26m<sup>2</sup>

## LOCAL TAXES

Taxe foncière:

1900 EUR

## NOTES