

Lock-Up-and-Leave - 1-bedroomed house, quiet location friendly village – bakery, bar, restaurants, shop etc.

EXCLUSIVE



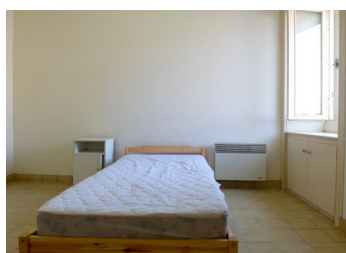
INFORMATION

Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	1
Bath:	1
Floor:	30 m2
Plot Size:	40 m2

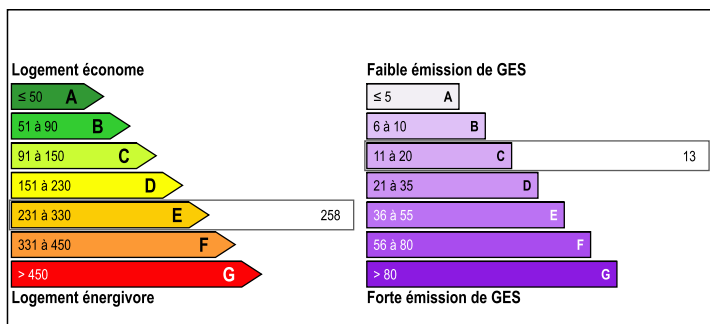
IN BRIEF

Surprisingly roomy mid-row house in basic condition – electric radiators, double glazed, mains water. Ample parking just outside. No fuss for simple holidays/rental potential.

Just 2km from the heart of Argenton les Vallées, this charming little house has good access to all the conveniences of a small town – medical and school services, supermarket, bakery, banks, bar, popular lakeside restaurant and walks, cinema, hair-and-beauty.... There are many tourist favourites nearby – Puy du Fou (35km), Doué-la-Fontaine zoo (29km) Saumur and the Loire (46km), the larger towns of Bressuire and Thouars under 25km, and budget airlines landing at Nantes, Poitiers and Tours, all within 110km.



ENERGY - DPE



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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 house comprises:

Kitchen/Living room [12m²] with a good sized storage room [3m²] housing the 100L immersion heater

Bedroom [11m²] with en-suite shower room [4m²] with WC.

Attic space – could be a mezzanine!

Please note, there is no garden or outside space.

Parking v close to the house.

Would benefit from interior redecoration/remodelling.

Non-conforming drainage system.

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

LOCAL TAXES

Taxe foncière: 193 EUR

Taxe habitation: EUR

NOTES