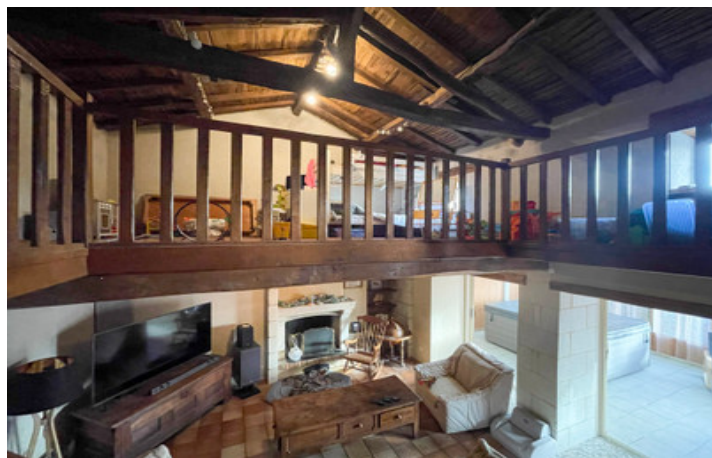


Three-bedroomed house, conservatory, covered in-ground pool, garages and outbuildings. 2km shops services.



INFORMATION

Town:	Saint-Varent
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	158 m2
Plot Size:	1043 m2



IN BRIEF

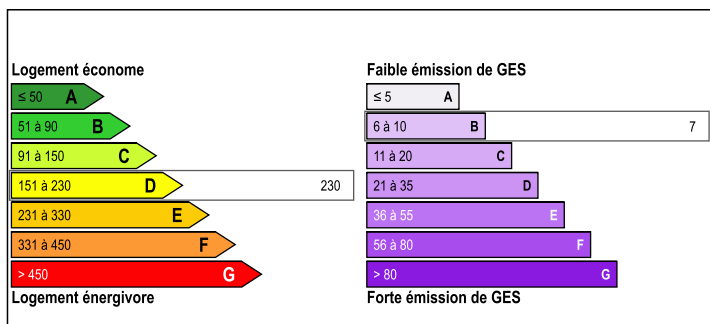
Recent roof, insulation, double-glazing, interior decoration, and with heating/cooling system in the large conservatory and a large covered in-ground pool, this comfortable house has much to offer. Independent and internal access to two ground-floor bedrooms and bathroom/WC provide ready potential for BnB/family/visitors.

Just 10km from Thouars with its fabulous market, Wine Fair and lots more.

Nearest towns with schools, supermarket, restaurant etc – Saint-Varent 2km, Thouars 10km, Airvault 15km.

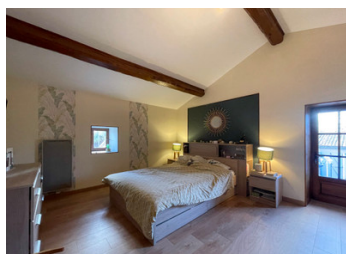
Nearest airports – Poitiers 70km, Nantes 130km.
Ports – St Malo 290km, Caen 315km.

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.



LOCAL TAXES

Taxe foncière:	1090 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Electric heating (radiators) plus a heat-exchange system for the conservatory that heats most of the ground floor. Mostly double-glazed (2017). The pool, 3.5m x 7m, has a motorized retractable cover which is full head height.

GROUND FLOOR:

Entrance porch [9m²] with large recess plumbed for washing machine

Kitchen [12m²] opening into

Dining room [15m²] with open fire; access to ground floor bedrooms.

Living Room [27m²] with open fire and patio doors to

Conservatory [24m²] housing a hot-tub and opening onto the terrace and swimming pool area.

Separate Entrance Hall [6m²]

WC

Family Shower room

Bedroom 1 [12m²] with fitted wardrobe

Bedroom 2 [10m²] with fitted wardrobe

Access to Dining Room and rest of the house.

FIRST FLOOR:

Stairs from the Living room to:

Mezzanine Office/Library approx. [13m²]

Bedroom 3 [16m²]

Bathroom with WC [6m²]

OUTSIDE

In-ground pool 3.5m x 7m with motorized retractable cover and terrace.

Covered parking and two garages. Walled and gated entrance, fenced garden.

Individual drainage system (non-conforming).

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