

Cute house with a pool in lovely location with a pretty and private garden



EXCLUSIVE

## INFORMATION

Town:	Valdelaume
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	891 m2

## IN BRIEF

Well maintained Chocolate box house! As soon as you pass the gates, you'll be charmed by the lovely garden and private location. The garden is surprising around every corner and gives several terraces and places to relax, and not to forget, there's also an inground pool!

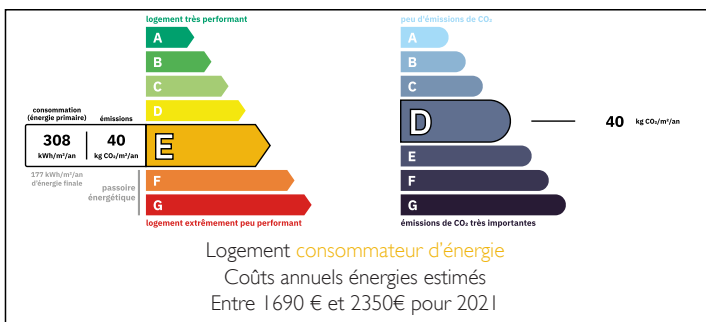
The house consists of a salon, kitchen, dining room, utility room shower room and toilet on the ground floor. From every reception room are doors into the garden. On the first floor are two bedrooms.

Oil fired central heating, a logburner and mostly double glazed windows.

This property is the perfect holiday home or small family home.



## 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

The house in further detail :

Ground floor :

Living room (31 m<sup>2</sup>) with fireplace

Kitchen (14 m<sup>2</sup>)

Dining room (17 m<sup>2</sup>) The dining room could be transformed into a third bedroom, if needed

Shower room (4 m<sup>2</sup>)

Utility room (8 m<sup>2</sup>)

Separate toilet (2 m<sup>2</sup>)

First floor :

Two bedrooms (10 and 13 m<sup>2</sup>)

Several small outbuildings, of which one containing the oil fired central heating.

The garden surrounds the property on three sides and is nicely planted, yet easy to maintain. There are several terraces where you can enjoy the sun or shade at your leisure.

More pictures and a video tour available upon request

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

## LOCAL TAXES

**Taxe foncière: 505 EUR**

**Taxe habitation: EUR**

## NOTES