

Village house, 3-4 bedrooms + 1-bedroom annexe, double-glazed, electric shutters, mains drains, gated grounds.



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Argentonnay |
| Department: | Deux-Sèvres |
| Bed:        | 3           |
| Bath:       | 3           |
| Floor:      | 132 m2      |
| Plot Size:  | 338 m2      |

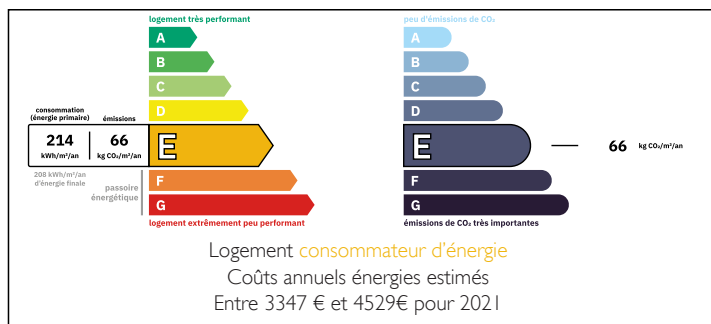


## IN BRIEF

Great holiday/family home. This surprisingly spacious 3-4 bedroom property is just a short, flat walk to the local bakery, bar/bistro, weekly market, and supermarket. With its one-bedroom, ensuite annexe with small room above, there is also room for guests/work-from-home. On mains drainage, with double glazing, electric shutters, an oil-fired heating system and a woodburner, you can start to enjoy the property straight away. The large gravelled courtyard garden and terraced area offer plenty of lower-maintenance outside space (approx 125m2) for relaxation and dining.

Nearest larger towns: Nueil-les-Aubiers (15km), Bressuire and Thouars (20km), Cholet (40km). Nearest airports: Nantes and Poitiers within 110km.

## 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:   | 650 EUR |
| Taxe habitation: | EUR     |

## NOTES

## DESCRIPTION

Argentonnay is a charming, compact village with plenty to offer - supermarket, bar, hair and beauty services, schools, a doctor, dentist, scenic walks, a lakeside restaurant, a cinema, alpacas, and even a microbrewery.

Ideally located for visiting tourist attractions such as Puy du Fou (45km), Doué-la-Fontaine BioParc (30km), and the Loire Valley at enchanting Saumur (47km).

The house comprises

Ground Floor:

Entry via a glazed porch

Living room (18m<sup>2</sup>) with 'insert'-style woodburner

Eat-in Kitchen (22m<sup>2</sup>) with fitted units

WC & Shower-room

Bedroom / Office (19m<sup>2</sup>)

Boiler-room & 2 storage rooms

Upstairs:

Master Bedroom (22m<sup>2</sup>) connecting to

Bathroom with WC

2 further bedrooms (10m<sup>2</sup>, 7m<sup>2</sup>)

Annexe (electric heating):

Bedroom (12m<sup>2</sup>)

Shower-room & WC

Room above (separate access) with reduced head height (approx 14m<sup>2</sup> floorspace)

Outside:

Covered parking, gravelled courtyard with flowerbeds and terraced area in front of the house.

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