

Modern 3 bed detached house with heated in-ground pool in idyllic location 5 minutes walk from local amenities



## INFORMATION

Town:	Le Tallud
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	100 m <sup>2</sup>
Plot Size:	1460 m <sup>2</sup>

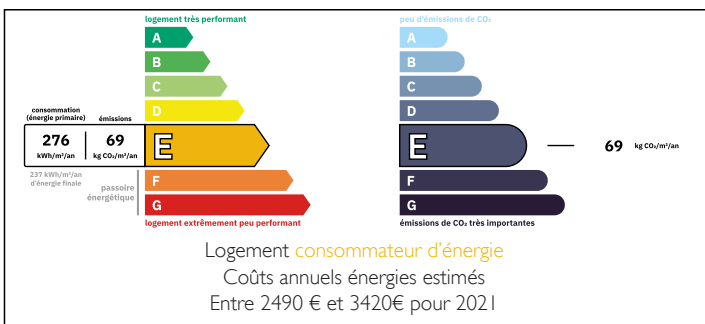


## IN BRIEF

This modern and very practical property would make the perfect holiday home or family residence. Situated at the end of a very quiet lane with no through access, it offers a tranquil living environment while still being within easy walking distance of Le Tallud – which is just a few hundred metres away over a foot bridge across the picturesque river Thouet. Day to day amenities in the village include a bar/restaurant, pharmacy, butcher, post office and artisan bakery. Parthenay with its retail parks, restaurants and public services is no more than a 10 minute drive. Further afield but still within easy reach, Poitiers with its tourist attractions, TGV station and international airport, is less than an hour away by car.

The house itself is well maintained with main living accommodation above and a garage, utility, boiler room...

## 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

### FIRST FLOOR

Kitchen 10.5m<sup>2</sup>  
Dining room 12m<sup>2</sup>  
Sitting room 21m<sup>2</sup>  
Passage 8.5m<sup>2</sup>  
Bedroom 12m<sup>2</sup>  
Bedroom 11.5m<sup>2</sup>  
Bedroom 10m<sup>2</sup>  
Bathroom  
Shower room

### GROUND FLOOR

Utility room with shower 13m<sup>2</sup>  
Boiler room 10m<sup>2</sup>  
Garage 40m<sup>2</sup>  
Cave 21m<sup>2</sup>

### OUTSIDE:

Terrace front – accessed from living room 18 m<sup>2</sup>  
Terrace side – accessed from kitchen 28m<sup>2</sup>  
Heated in-ground pool 10m x 6m  
Garden  
Parking

The house is double-glazed throughout and the boiler was installed in 2021. The septic tank conforms to the required standards.

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

## LOCAL TAXES

**Taxe habitation: 1218 EUR**

## NOTES