

Four bedroom largely renovated property in peaceful hamlet with large barn and half a hectare of woodland.



EXCLUSIVE

INFORMATION

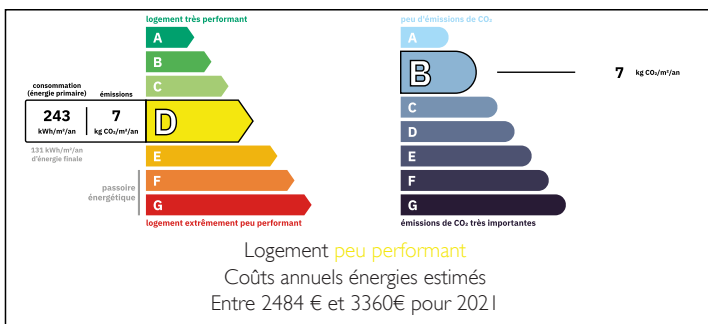
Town:	Saint-Aubin-le-Cloud
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	188 m2
Plot Size:	10122 m2



IN BRIEF

Renovated internally to a high standard (but in need of finishing) and with well proportioned rooms and high ceilings, this property would make a perfect holiday home or permanent residence for anyone looking for a haven of peace and tranquility that is nonetheless within easy reach of all main utilities. It is located in a small hamlet just a few minutes from the popular village of Saint Aubin-le-Cloud, which boasts a supermarket, bar, pharmacy and other small businesses. Parthenay with its retail parks, wide range of services and historic centre is only a 15 minute drive away and further afield but still within easy reach, is Poitiers with its international airport TGV station and tourist attractions.

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

GROUND FLOOR:

- Entrance hall 5.5m²
- Open plan kitchen/living room 46m²
- Lounge/dining room 26m²
- Bedroom 10m²
- Bedroom 10m²
- Shower room 5m²
- Utility room (to renovate) 15m²

FIRST FLOOR:

- Bedroom with shower room 29m²
- Bedroom with bathroom 24m²

OUTSIDE

- Garden
- Parking
- Vegetable patch
- Paddock
- Woodland (5000m²)
- Large barn and other outbuildings

The house benefits from double glazing throughout. The septic tank does not conform.

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

LOCAL TAXES

Taxe foncière: **687 EUR**

Taxe habitation: **EUR**

NOTES