

Gorgeous single-story house with generous spaces flooded with lots of natural light.



INFORMATION

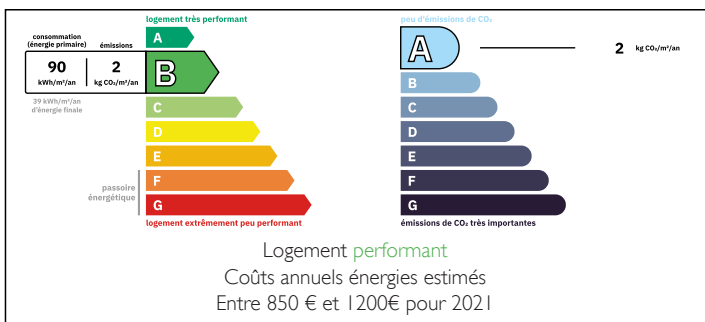
Town:	Loretz-d'Argenton
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	4954 m2

IN BRIEF

A bright and quiet single-storey house, ideally located by the river and close to the Loire Valley. Fenced and secure, it offers privacy while remaining close to a golf course and local amenities. Energy efficient thanks to careful insulation and efficient equipment. The grounds enjoy plenty of sunshine and an abundance of natural light throughout the day inside. It has a room in the basement dedicated to meditation and music practice, offering an intimate and versatile space. A great opportunity for those seeking serenity, light and an idyllic setting.

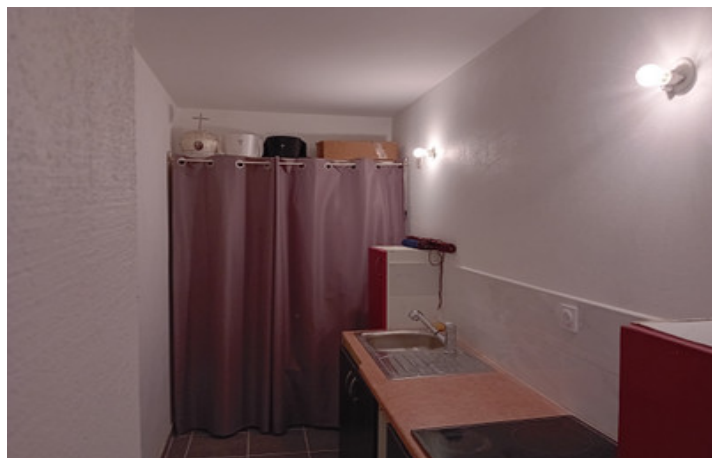


ENERGY - DPE



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

Single-storey house with a functional and bright interior. Entrance hall leading to a 40 m² living/dining room, then a 45 m² open-plan kitchen and a second 21 m² living room. 6.4 m² bathroom, three 10 m² bedrooms, separate 2.5 m² WC and 6 m² utility room. Access to the basement is via a staircase located in a one-storey tower offering views in all directions. The basement comprises a 34 m² heated room with a WC, a utility room and the tower. Outside: 20 m² garage and separate 20 m² studio with shower and WC, electrically heated. Also outside, there is a well, garden shed and pond.

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

LOCAL TAXES

Taxe foncière: 386 EUR

Taxe habitation: 122 EUR

NOTES