

Lovely single-storey house in the countryside with a swimming pool and large grounds, between Thouars and Mont



## INFORMATION

Town:	Saint-Martin-de-Mâcon
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	126 m <sup>2</sup>
Plot Size:	3010 m <sup>2</sup>



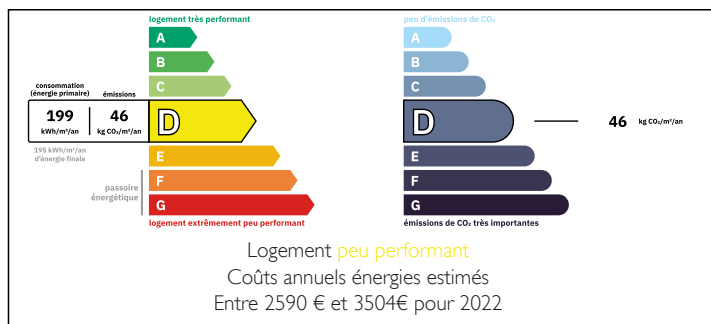
## IN BRIEF

Just 15 minutes from Thouars and 20 minutes from Montreuil-Bellay, this three-bedroom house is ideally situated in a small country village. This single-storey property is fully fenced and features a heated swimming pool and a large garden.

You'll find local shops, markets, schools, secondary schools, hypermarkets, pharmacies, doctors, cinemas and much more.

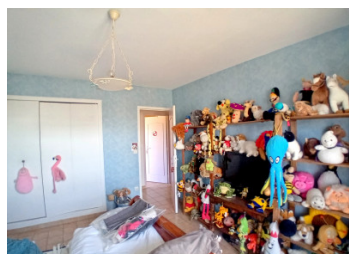
The location is also convenient for leisure activities, with Bressuire and its golf course nearby. For travel, Poitiers Airport is an hour away and Nantes Airport less than two hours. With the TER station in Thouars, you can reach other destinations. In short, you're sure to fall in love with this property.

## 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

An entrance hall leading to:

A 15 m<sup>2</sup> corridor serving:

A 30 m<sup>2</sup> dining room with a fireplace

An 18 m<sup>2</sup> kitchen

A 1.8 m<sup>2</sup> toilet

A 9 m<sup>2</sup> bathroom with a shower and washbasins

A 12 m<sup>2</sup> bedroom

A 13.7 m<sup>2</sup> bedroom

A 13.5 m<sup>2</sup> bedroom

A 21 m<sup>2</sup> garage with a service pit

An 11.70 m<sup>2</sup> boiler room with an oil-fired boiler

An 11 m<sup>2</sup> study/bedroom

A 20 m<sup>2</sup> cellar

Outside

A 17 m<sup>2</sup> shed

A 9 m<sup>2</sup> enclosed workshop

A 12 m<sup>2</sup> wooden garden shed

A 32 m<sup>2</sup> heated swimming pool with a heat pump

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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 foncière: 560 EUR**

**Taxe habitation: EUR**

## NOTES