



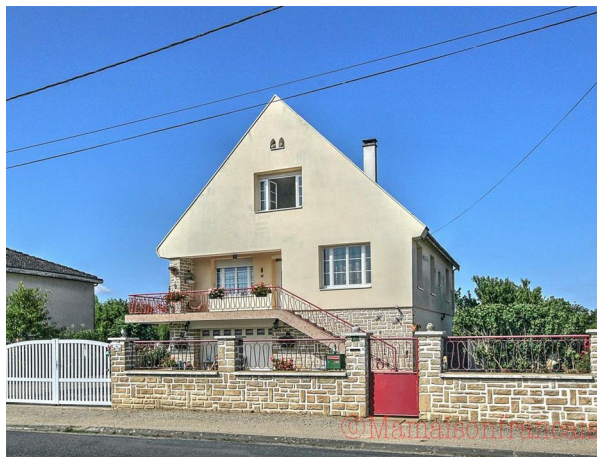
Kim & Nigel Cowles

contact@mamaisonfrancaise.com

+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference: N12931
Location: Deux Sèvres - Lezay
Type: House
Setting: Town
Bedrooms: 3
Bathrooms: 2
Habitable: 150 m2
Land size: 1 242 m2
Condition: Ready to Move in
Year built: 1950
Heating: Heat Pump
Shops: 0 Km
Pool: Yes
Outbuildings: Yes



This well kept property is in the heart of the market town of Lezay and has surrounding gardens of 1242m², large open barn and a heated swimming pool, double glazing and central heating via a heat pump.

Central hallway with tiled floor leading to a balcony to the front. Fully fitted breakfast kitchen with windows to the front and side, tiled floor, integrated oven, gas hob and extractor. Lounge with parquet floor, one window to the front and two to the side and fireplace. Dining room with windows to the rear and side and parquet floor. Bedroom/office with windows to the rear and side and parquet floor. Shower room tiled floor, window to the side, vanity sink and large shower. Separate toilet with window to the side and sink.

On the first floor the landing has built in storage. Bedroom with wood floor and window to the front, en-suite wash room with sink and urinal. Bedroom with window to the rear, parquet floor en-suite wash room with vanity sink and leading to a large dressing area/walk in wardrobe. Further dressing room/walk in wardrobe from the landing.

In the sous-sol area is a large kitchen which has a door and window to the rear garden. Bedroom with window to the rear/ Shower room with toilet. Laundry room with pump for pool. Garage.

The gardens, which surround the house, are mainly laid to lawn with feature planting and vegetable garden and the heated pool has a terrace. Large open hangar.

The house has double glazing with electric shutters and the central heating is via a heat pump.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1070 EUR et 1490 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 139 kWh/m²/an EMISSION DE GAZ 4 kgCO₂/m²/an

Date de réalisation du diagnostic : 05/07/2023.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 243 800€ *

(* Les honoraires de l'agence sont à la charge du vendeur)

Tel : 06 73 89 73 09 E-mail : contact@mamaisonfrancaise.com

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : <http://www.georisques.gouv.fr>

La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS IMMO, immatriculée au RCS de Paris sous le numéro 484 305 750 00024 (sans détention de fonds)

€243,800

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

En collaboration avec

LES PROFESSIONNELS IMMO
RESEAU NATIONAL IMMOBILIER

N° RSAC 501 955 470

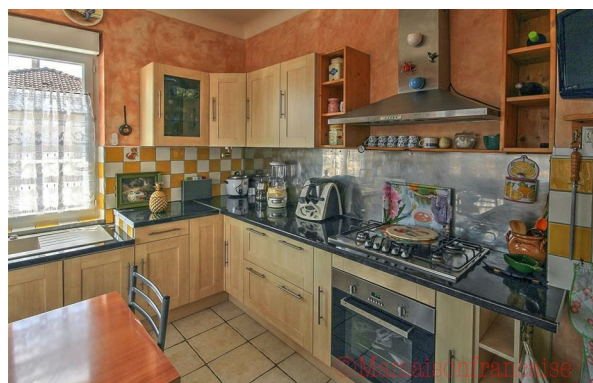


Kim & Nigel Cowles

contact@mamaisonfrancaise.com

+33 (0)6 73 89 73 09

mamaisonfrancaise.com



Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra