



## Excellent Double House for Sale in La Rousseliere Clave Deux Sevres



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 76,370.96

### Locatie

Aanbevolen Auto Onderdelen:	France
Adres:	La Rousseliere
Postcode:	79420
Geplaatst:	28-07-2023
Omschrijving:	

Excellent Double House for Sale in La Rousseliere Clave Deux Sevres France

Esales Property ID: es5553423

La Rousseliere,  
79420,  
Clave,  
Deux Sevres,  
France

With its glorious natural scenery, warm climate, welcoming culture and low cost of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.

On offer is 2 properties one is liveable the other in need of modernisation which would suit an investor looking to get into the Gite rental business in France.

1st house: Ground floor: living room with fireplace and fitted kitchen. Floor: 1 bedroom, bathroom with



wc.

2nd house: Ground floor: 1 room with fireplace and vegetable garden on old slabs, floor: 1 room.

Terrace, garage and detached garden.

Both main roofs were replaced including timbers, and all insulation replaced.

State of the art electric fosse installed.

All services connected.

## ABOUT THE AREA

Deux Sèvres is a department of the Poitou Charentes region, in the western part of France. Covering the former province of Poitou, it was originally occupied by the Pictons, also called Pictaves. Poitou was linked to Aquitaine and thus given successively to the king of France and king of England. The province of Poitou originally encompassed the Vendée department which is nowadays part of the Pays de la Loire region.

Deux Sèvres has become an ever popular destination for French property buyers. Indeed, you cannot help being seduced by Deux Sèvres diverse cultural heritage, fantastic local cuisine and seafood and lovely rolling countryside!

The main characteristic of the Deux Sevres is the very mild climate of the area, similar to that of Aquitaine. Indeed, the Poitou Charentes region is the second sunniest region of France but property prices are still very affordable there, and people adopt a relaxed, simple way of life.

The transport links are very good, with five international airports being less than 2 hours from Deux Sevres by car. The TGV (high-speed train) stops in Niort, the main town of the department, and reaches Paris in 2 hours, to Bordeaux in 1h30 and to Toulouse in 4h30. Another asset of the department is the very good motorway links linking it to Bordeaux, Nantes and Tours in 1h30 and to Paris in 4hrs.

## MAiN FEATURES:

- 1 Bedroom
- 1 Bathroom
- 116m<sup>2</sup> of living space
- 119m<sup>2</sup> plot
- Private Garden
- Private Parking
- Stunning Views
- Massive potential in the commercial rental market
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Wood heating.



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## Algemeen

Badkamers: 1  
Afgewerkte vierkante meter: 116 m<sup>2</sup>  
Lot Afmeting: 119 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: [https://www.youtube.com/embed/r9qq0GHJeUc?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/r9qq0GHJeUc?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

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