



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



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 76,370.96

### Localização

Country:	França
Address:	La Rousseliere
CEP:	79420
Adicionado:	28/07/2023

Informação adicional:

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
- 116m2 of living space
- 119m2 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.

Contact us today to buy or sell property in France fast online.

## Comum

Banheiro:	1
Pés quadrados acabados:	116 m <sup>2</sup>
Tamanho do lote:	119 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Sim
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## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://www.youtube.com/embed/r9qq0GHJeUc?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/r9qq0GHJeUc?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX4.693.551
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