

Three bedroomed detached house with swimming pool in small riverside village

EXCLUSIVE



INFORMATION

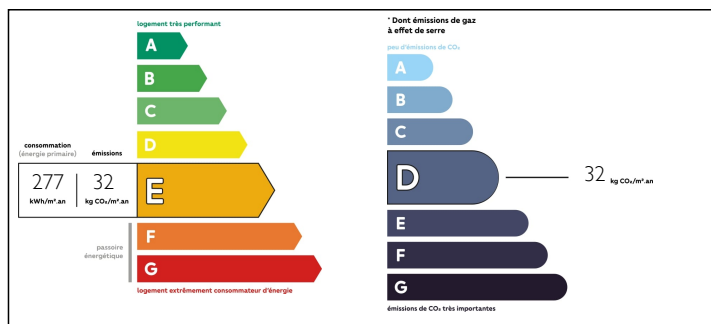
Town:	Brioux-sur-Boutonne
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	1371 m2

IN BRIEF

Welcome to this delightful property situated in the picturesque village of Le Vert, Deux Sevres. With a convenient ground-floor layout the house offers the opportunity to expand into the first floor if desired. As you step inside there is a small entrance hall. To the right, you'll find a spacious sitting room with an open fire providing a perfect spot for relaxation. Windows at the front and doors leading to the back garden fill the room with natural light. Continuing from the sitting room, you'll discover the light-filled kitchen. This delightful space is complemented by a useful utility room offering plenty of storage space. Located on the opposite side of the entrance hall, you'll find three generously sized bedrooms. Additionally, a large shower room with an attached toilet is conveniently accessible from the garden, providing functionality and ease of use.



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.



LOCAL TAXES

Taxe foncière: 1051 EUR

NOTES

DESCRIPTION

Step outside and you'll find a huge barn offering endless possibilities and another spacious barn/garage for storage and parking. Gates from the road provide easy access.

The garden has a delightful terrace accessible from the sitting room, perfect for enjoying alfresco dining. Additionally, an inground swimming pool invites you to unwind and enjoy refreshing dips throughout the summer.

Across the road from the property, there is a small piece of land, presenting the opportunity for a potager or additional parking spaces.

Le Vert is a pleasant village with the River Boutonne flowing through it. Nearby, you'll find the charming village of Dampierre Sur Boutonne and the town of Aulnay. Aulnay offers a range of amenities to cater to residents' needs and you'll find local shops, bakeries, cafes, and restaurants. Additionally, there is a weekly market where you can purchase fresh local produce.

Living here offers a unique opportunity to enjoy a peaceful and picturesque lifestyle. With a charming community, convenient amenities, and easy access to both countryside and coastline, Le Vert presents an enticing option for those seeking a fulfilling life in the heart of the Deux Sevres.

Closest airports

Poitiers Airport:

Distance: Approximately 85km.

La Rochelle - Île de Ré Airport:

Distance: Approximately 90km.

Bordeaux-Mérignac Airport:

Distance: Approximately 135km.

Nantes Atlantique Airport: