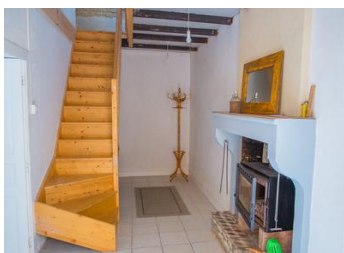


Pretty stone house with 3 bedrooms and private garden, edge of village.



INFORMATION

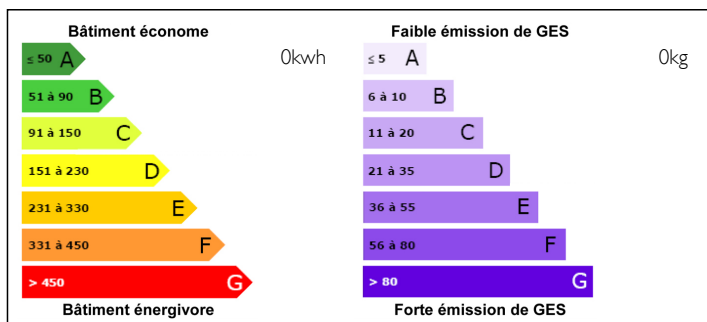
Town:	COUTURE D ARGENSON
Department:	Deux Sevres
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1811 m2



IN BRIEF

Tucked away on the edge of a quiet village this lovely house with walled garden is a perfect hideaway. The house benefits from an up-to-date drainage system, new plumbing and new electrics. There's also an attached workshop that could be converted into a guest house or gîte, or it could be used to enlarge the main house. The garden is private and has some nice features as a well and a bread oven, some full grown trees and small outbuildings. Definitely worth a visit!

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

The property in further detail;

Entrance hall with log-burner

Living room 22 m²

Dining room with fitted kitchen of 28 m²

Upstairs three bedrooms of 12, 13 and 23 m² all with oak-framed double glazed windows and velux windows.

A pretty bathroom with roll top bath, toilet, hand basin and separate shower.

Workshop area of 30 m² with possibility to make a floor. This building benefits from a new roof.

The garden is private and walled, with a gravelled courtyard area, a grassed area and an orchard. Lovely trees provide shade. There's also a well, some smaller outbuildings and a bread oven.

Only 2 km from a village with supermarket, bakery, post office, medical centre, pharmacy and library.

More pictures available upon request.

LOCAL TAXES

Taxe foncière: 350 EUR

NOTES