

Logis in excellent condition with guest house and approximately 12 acres of land!



INFORMATION

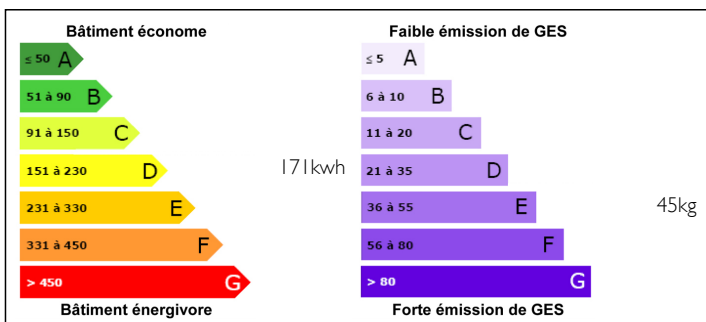
Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	7
Bath:	4
Floor:	404 m2
Plot Size:	47531 m2



IN BRIEF

Under offer - A rare find - a perfectly renovated logis with history dating back to the XVIth century. It is nicely renovated and within walking distance of a little village with superette, bakery, restaurant, library, post office, primary school, garage, medical centre and pharmacy. The guest house has been constructed in what was probably a 'brulerie' to produce wine. This second unit of accommodation provides additional revenues and is a perfect holiday home in a quiet setting with plenty of character and a nice outlook over the paddocks. Both houses have their own access and private walled gardens - privacy guaranteed! With approximately 12 acres of land - divided in private gardens, paddocks and forests.

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: 2324 EUR

NOTES

DESCRIPTION

The main house (logis) in more detail:

Ground floor:

Entrance hall (6 m2) with stone flooring

Reception room (37 m2) with parquet flooring with a beautiful marquetry in the centre and a marble fireplace

Living room (27 m2) with stone floor and open fireplace and access to the tower (6 m2)

Kitchen (22 m2) with bespoke wooden units and granite worktop and an impressive cooker

Utility room (27 m2) with shower room and separate toilet

Downstairs bedroom or office (16 m2) with marble floor and lovely stone walls.

Shower room (4 m2)

Bespoke wooden staircase with a nice surprise under the trap doors.

First floor:

Master bedroom (23 m2) with parquet floor, dressing, fixed cupboards and an en-suite (twin basins and bidet) in the tower

Bedroom (13 m2) with parquet floor and hand basin

Bedroom (32 m2) with parquet floor, hand basin and bidet

Separate toilet

From the utility room there's a spiral staircase leading up to another room (approximately 20 m2), currently used as games room and sports room, but this could equally be used as another bedroom.

The logis benefits from oil fired central heating and a connection to mains drainage. Some of the windows are double glazed. There's also fibre optics.

There is a private walled front garden with a well and vegetable plot. The back garden is facing north and is also walled. Both gardens have established trees.

From the electric gates there is easy access to a