LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A27792PBE79 Price: 90 950 EUR

agency fees to be paid by the seller

Charming stone house with garden in peaceful rural setting















INFORMATION

Town:	Villemain
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	932 m2

IN BRIEF

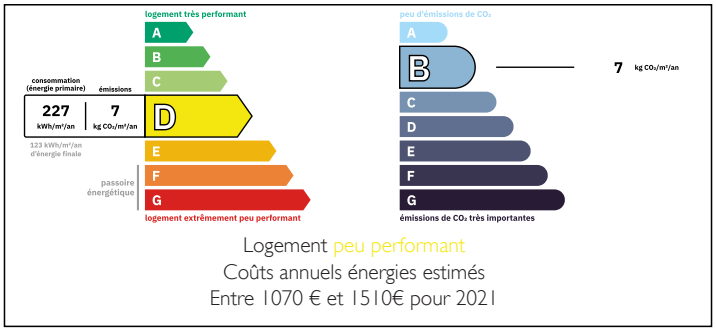
This delightful detached stone house is easy to maintain, making it ideal as a downsizer, starter home, or holiday retreat. The ground floor features a bright and spacious living room, a fully fitted kitchen, and a separate toilet, while the first floor offers two bedrooms, an office, and a shower room.

Key updates include double-glazed windows, a new roof (2013), septic tank (2012), and modern plumbing and electrics, all installed by professional builders. Heating is provided by electric radiators and a log burner.

Outside, the property has a fenced garden of approximately 930 m², a metallic garage, and a workshop, all easy to maintain. With its peaceful rural setting, this property is perfect for anyone seeking a low-maintenance home full of character.

Additional photos are available on request.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1070 € et 1510€ pour 2021

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.

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A27792PBE79 Price: 90 950 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**450 EUR**

NOTES

DESCRIPTION

This charming stone house is ready for immediate occupation. It is ideal as a downsizer, first home, or holiday retreat, combining character with practicality.

Ground Floor
- Kitchen (12 m²): Fitted units, hot water balloon.
- Bright living room (38 m²): Semi-tiled, semi-wooden floor. Includes a cellar under the parquet.
- Separate toilet

First Floor
- Landing
- Two bedrooms (9 m² and 12 m²)
- Office (3.4 m²) – flexible space for work or study.
- Shower room: Shower, double sink, and toilet

Garden and Outbuildings
- Fenced garden (930 m²) – easy to maintain.
- Metallic garage (20 m²)
- Workshop (20 m²)

Technical Features
- Double-glazed windows
- New roof installed in 2013
- Septic tank installed in 2012
- Modern plumbing and electrics installed by professionals
- Heating: electric radiators and log burner

Conclusion
This charming stone house combines character, comfort, and practicality in a peaceful rural setting. With easy maintenance, generous living space, and outbuildings, it is perfect for downsizers, first-time buyers, or holiday homeowners.

More photos available upon request.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr