

Charming Countryside Home with Garden, Outbuildings & Château Views,

EXCLUSIVE



INFORMATION

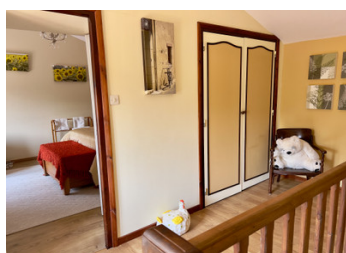
Town:	Plaine-et-Vallées
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	109 m2
Plot Size:	5924 m2

IN BRIEF

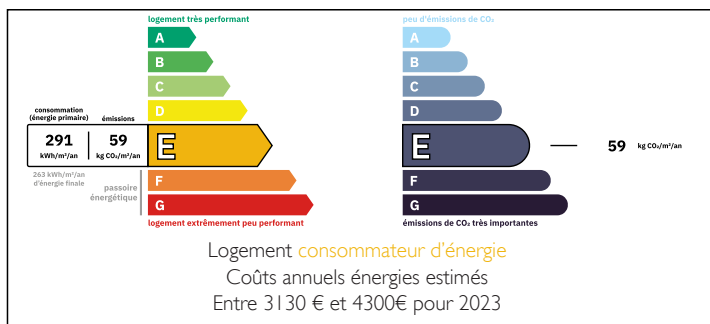
Come and view this charming, stone, three bedroom home in a quiet hamlet only a few minutes walk from the lovely village of Oiron. Full of character and french country charm, this property offers the perfect combination of rural living and village life.

It has a beautiful, fully fitted country style kitchen and open plan dining room with wood burning stove. The cosy sitting room with oak beams and wood burning stove; offers plenty of living space.

Enjoy a drink on the covered terrace and relax in the peacefulness of the surrounding countryside with views of nearby Oiron chateau.

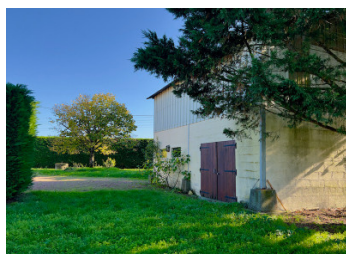


ENERGY - DPE



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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

Step into this delightful home and you are welcomed by a warm and inviting dining area (14m²), complete with oak beams, a tiled floor, and a wood-burning stove, perfect for cosy evenings. To the right, a fully fitted farmhouse-style kitchen (14m²) offers both charm and practicality, with direct access to the garden. This open-plan space, along with a convenient ground-floor WC, is ideally suited for relaxed family living.

To the left of the dining area, a bright and spacious reception room (24m²) features exposed beams, a wood burner, and doors opening onto the garden, creating a seamless indoor-outdoor flow. A further room (12m²) on the ground floor provides flexible accommodation, ideal as a home office or additional bedroom.

Wooden stairs lead to the first floor, where a landing gives access to two bedrooms and two shower rooms. Bedroom 1 (12m²) boasts a wooden floor, exposed beams, and pleasant garden views. Bedroom 2 (16m²) is generously sized, with fitted wardrobes and its own en-suite shower room featuring a walk-in shower, vanity unit, and WC. A second shower room, also with a walk-in shower, vanity, and WC, completes this level.

Outbuildings & Garden

Adjoining the house is a useful outbuilding currently used as a laundry and utility room, with access to a wine cave and tool shed, ideal for storage or hobby use.

The beautifully maintained garden extends to over 2,000m² and is planted with mature trees and flowering shrubs, creating a peaceful setting with lovely countryside and château views. A...

LOCAL TAXES

Taxe foncière: 847 EUR

Taxe habitation: 866 EUR

NOTES