LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31966JCC79 Price: 155 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (145 000 EUR without fees)

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

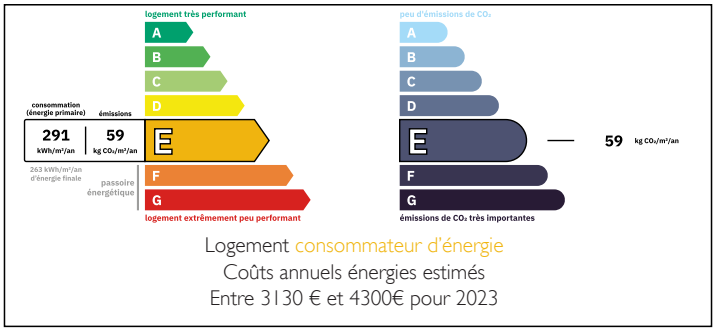
IN BRIEF

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



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3130 € et 4300€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**847 EUR**
Taxe habitation:	**866 EUR**

NOTES

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...