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Ref: A39660PBE79 Price: 149 950 EUR

agency fees to be paid by the seller

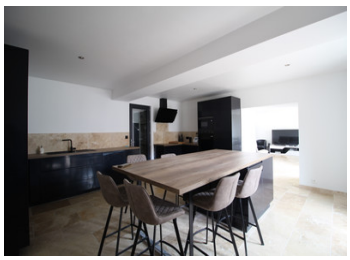
Spacious Detached Stone House with Garden in Peaceful Countryside Setting















INFORMATION

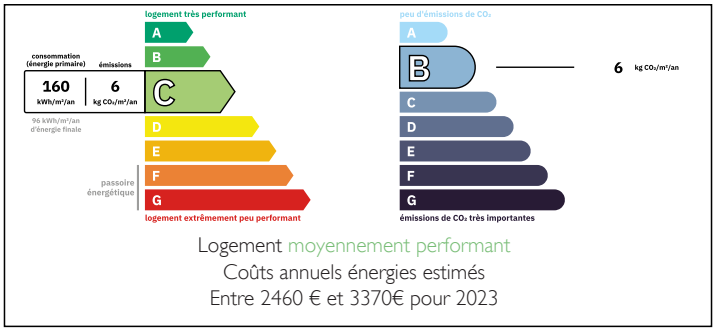
Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	164 m2
Plot Size:	361 m2

IN BRIEF

Beautiful detached stone home offering modern comfort, space, and countryside charm. With three bedrooms, a large kitchen, a bright living room with log burner, and a south-facing garden, this property is ideal for anyone seeking peace and style in a rural setting.

Additional highlights include travertine flooring on the ground floor, double glazing with mostly electric shutters, electric heating complemented by the log burner, and a recent septic tank (2023). The south-facing garden is low-maintenance and perfect for enjoying the sun.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2460 € et 3370€ 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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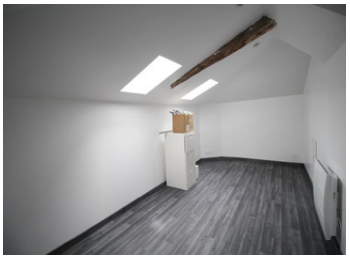
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LOCAL TAXES

Taxe foncière: **1500 EUR**

NOTES

DESCRIPTION

This spacious stone house combines modern comfort with authentic rural charm. Set in a peaceful countryside location, it's ideal as a permanent family home, holiday retreat, or remote working base in the Deux-Sèvres region.

Ground Floor
Stylish 31 m² kitchen with sleek black units, central island, and travertine flooring.
Bright 30 m² living room with sliding doors opening to the garden and a cozy log burner.
Hallway (6.7 m²) leading to a utility room (4.5 m²) with WC, storage, and hot water boiler.
Garage (15 m²) with internal access.

First Floor
Three generous bedrooms (15 m², 13 m², and 23 m²).
Office (13 m²) – perfect as a workspace, guest room, or playroom.
Modern family bathroom (8 m²) with walk-in shower, bathtub, and double vanity.

Separate WC.
Additional Features
Fully renovated throughout in neutral, elegant tones.
Travertine tiles on the ground floor for a luxury touch.
Double glazing with mostly electric shutters.
Electric heating and log burner for year-round comfort.
Recent septic tank (2023).

Garden
South-facing, low-maintenance garden, perfect for outdoor dining or relaxing in the sun.

Location
Located in a tranquil rural area, this beautifully presented home offers the perfect blend of style, comfort, and serenity. All within easy reach of local amenities and larger towns.
