LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39946DOW79 Price: 233 260 EUR

agency fees included: 7 % TTC to be paid by the buyer (218 000 EUR without fees)

Spacious single-storey modern home with landscaped gardens and heated swimming pool







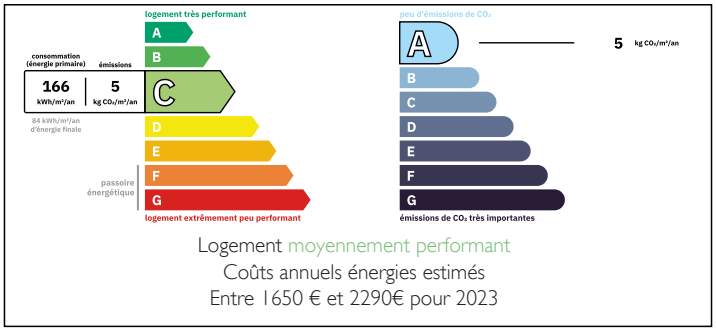








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1650 € et 2290€ pour 2023

INFORMATION

Town:	Saint-Pompain
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	138 m2
Plot Size:	4705 m2

IN BRIEF

In Saint-Pompain Deux-Sèvres, this spacious single-storey home has a private driveway, landscaped gardens, a heated enclosed swimming pool plus a paddock and pony shelter. Internally, the open-plan living space combines a kitchen with integrated appliances, a dining and lounge area warmed by a log burner. With tiled floors and electric under floor heating with individual room controls throughout, both heating and pool are supported by eco-friendly solar panels and can be controlled remotely providing both comfort and convenience. The home offers four bedrooms, three doubles and a single, served by two shower rooms, one of which has both a bath and an Italian-style shower. Ideal for those commuting to Niort or Fontenay-le-Comte. The village includes a boulangerie, post office, bar/restaurant, primary school and nearby farm shop - combining the calm of the countryside with the convenience of...

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:	**900 EUR**

NOTES

DESCRIPTION

Modern, energy-efficient home with pool, gardens and privacy near the Vendée coast.

Set back from the road on a private driveway, this single-storey home combines modern comfort, style, and privacy in a peaceful Deux-Sèvres village. The attractive timber façade, carport, and garage open onto fully enclosed landscaped gardens and paddock, featuring a 36 m² swimming pool with Poolcop management system, heater, and folding polycarbonate cover – perfect for year-round enjoyment.

Inside, a bright open-plan living and dining area flows seamlessly into a fully equipped kitchen with integrated appliances and induction hob. A log burner adds charm, while electric underfloor heating, thermostats in every room, electric shutters, and 14 photovoltaic panels ensure comfort and energy efficiency. A laundry/utility room and a recessed home office nook add convenience and flexibility.

The home offers four bedrooms – three doubles and a single – served by two modern shower rooms, one with a bath and Italian-style shower, making it ideal for family life or guests.

Well-connected yet peaceful, the property is about 1 hour from La Rochelle and Nantes airports, 40–50 minutes from Vendée's sandy beaches, and within easy reach of the Marais Poitevin, Puy du Fou, Mervent Forest, Futuroscope, Cognac, and Bordeaux.

Approx. room sizes: Living/dining 45 m², Kitchen 14 m², Laundry 10 m², Bedrooms 15 m², 13 m², 12 m², 10 m², Bathroom 8 m², Shower room 6 m², Garage 20 m², Carport 26 m², Pool 36 m² (all non-contractual)