

Charming 2-bedroom bungalow with barn, large plot and loft expansion potential – Vernoux-en-Gâtine

EXCLUSIVE



INFORMATION

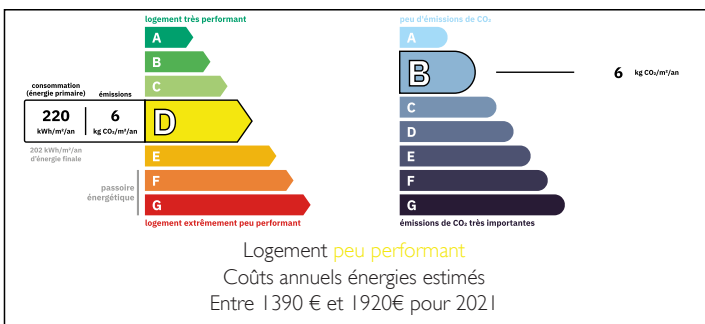
Town:	Vernoux-en-Gâtine
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	109 m ²
Plot Size:	7122 m ²



IN BRIEF

Attractive 2-bedroom bungalow for sale in Vernoux-en-Gâtine, offering a large attached barn, additional outbuildings, and over 7,000 m² of land ideal for horses. With double glazing, two pellet burners and the possibility to convert the loft, this property provides comfortable rural living just 2 km from amenities and within easy reach of the Vendée coast and major airports.

ENERGY - DPE



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.



DESCRIPTION

The property offers a comfortable single-storey layout, a large attached barn, additional outbuilding, and over 7,000 m² of land ideal for horses, small livestock, or anyone seeking space and privacy. With potential for loft conversion, this is an excellent opportunity for buyers looking for a rural home with growth potential. Located just 2 km from L'Absie, the house sits in a peaceful rural setting and is ideally suited for those seeking space, privacy, and land that can accommodate horses or other animals.

The house comprises:

Front veranda (10m²) opening into a spacious kitchen (26m²) with fitted units and plenty of room for a table and chairs

Dining room (22m²) with fireplace and pellet burner
Rear veranda/utility room (12m²) with sink and washing machine plumbing

Lounge (21m²) with patio doors to the front garden and a second pellet burner

Two double bedrooms (13m², 7m²), each with built-in wardrobes

Shower room (4m²) with shower, washbasin and WC

Separate additional WC (2m²)

Outbuildings and land - perfect for horses

Large attached barn (60m²), ideal as a garage, storage or a future development project with stairs leading to the attic (50m²)(conversion potential)

Additional outbuilding (45m²) currently used as a workshop

Spacious rear garden plus substantial side land suitable for horses, grazing, or small livestock

Total plot size: 7,122 m² (over 1.75 acres), making it ideal for those searching for a property with land in Deux-Sèvres.

Additional Features:

LOCAL TAXES

Taxe foncière: **664 EUR**

NOTES