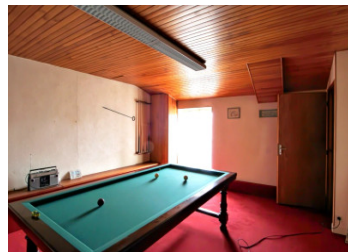


Charming Country Home with 4 Bedrooms, Garden and Two Garages

EXCLUSIVE



INFORMATION

| | |
|-------------|-------------------|
| Town: | Villiers-Couture |
| Department: | Charente-Maritime |
| Bed: | 4 |
| Bath: | 0 |
| Floor: | 149 m2 |
| Plot Size: | 762 m2 |

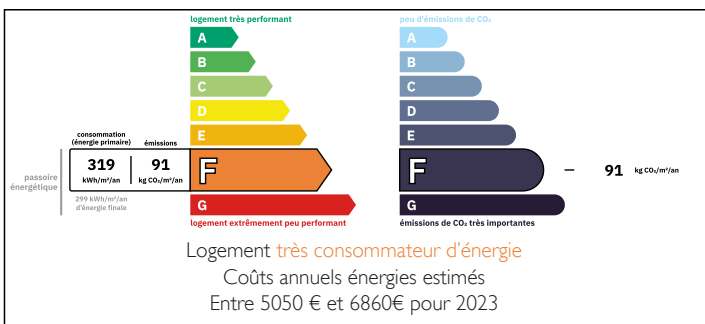
IN BRIEF

Set in a little hamlet, this property offers generous living space and a rural setting, just around 20 minutes drive from a lively village with all shops and amenities.

The house features four comfortable bedrooms, making it ideal for family living or hosting guests. Outside, the garden provides a pleasant space to relax, dine, or enjoy the surrounding countryside. Two detached garages offer excellent storage or parking options, with potential for workshop or hobby use.

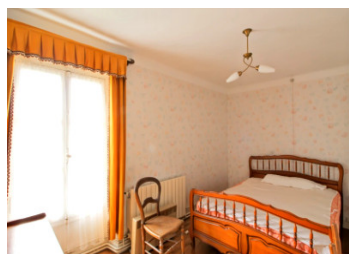
The location combines tranquility with practicality: spacious countryside without isolation, and easy access to everyday services. This property would suit equally well as a family home, a charming holiday retreat, or a pied-à-terre in the region.

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

Ground floor:

Entrance / hallway

Kitchen: 16 m²

Secondary kitchen / utility room: 20.5 m²

Living room with fireplace: 24.3 m²

Bedroom: 11.5 m²

Shower room with WC

First floor:

Storage area: 20 m²

Games room: 24.5 m²

Bedroom: 9.4 m²

Bedroom: 10.6 m²

Bedroom: 12.5 m²

Separate WC

Shower room

LOCAL TAXES

Taxe habitation: **300 EUR**

Outside and outbuildings:

Parking area

Garden

Boiler room

Garage: 23 m²

Large garage: 55 m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES