

Stunning property of character with authentic charm, 4 bedrooms, and a beautiful garden, outbuilding, Pool.

EXCLUSIVE



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Montalembert |
| Department: | Deux-Sèvres  |
| Bed:        | 4            |
| Bath:       | 2            |
| Floor:      | 290 m2       |
| Plot Size:  | 8673 m2      |

## IN BRIEF

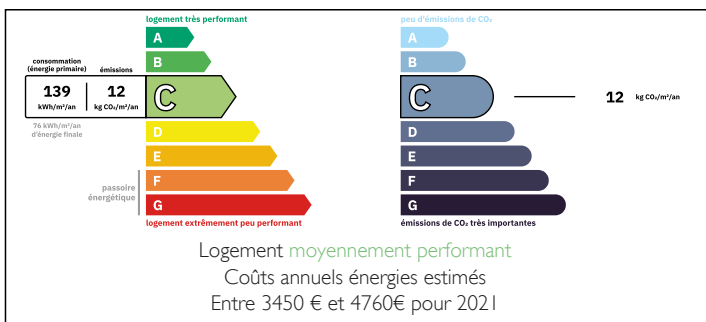
As soon as you pass through the white gate, the property reveals a world of its own. This superb "longère," with its striking red door and graceful vines dressing the façade, is located in the heart of a lush, colorful garden. It is a place with a truly unique visual signature.

The interior of the house brings its own touch of charm thanks to a successful blend of noble materials and contemporary comfort. You will find a warm atmosphere with two bedrooms on the ground floor and two upstairs. The house has benefited from a high-quality renovation (insulation, walls, window frames, heat pump), ensuring optimal comfort.

Outside, elegance meets nature in the stunning wooded garden. The pool area, generous and perfectly appointed with its vast terrace, offers a true haven for relaxation in complete privacy. A barn, a



## 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.



## LOCAL TAXES

**Taxe foncière: 2323 EUR**

## NOTES

## DESCRIPTION

This 18th-century property with stone walls and exposed beams is composed as follows:

### GROUND FLOOR

- An entrance hall with stone flooring: 26.4 m<sup>2</sup> with authentic features (bull's-eye window, exposed beams, and original 18th-century flooring)
- A living room: 22 m<sup>2</sup>
- A bright dining room open to the kitchen: 28.13 m<sup>2</sup>. Underfloor heating in the entrance area
- A kitchen created in 2009 with stunning views over the landscaped garden
- Bedroom 1: 20 m<sup>2</sup> with original wooden flooring and exposed beam ceiling (3 m high) and electric shutters
- Bedroom 2: electric shutters. Carpet (original parquet flooring underneath): 26 m<sup>2</sup> with a glass door opening onto the garden
- A bathroom with a large round bathtub, two sinks and a shower: 14.8 m<sup>2</sup>. Door providing access to the garden with shutters
- A WC with hand basin: 1.5 m<sup>2</sup>

### FIRST FLOOR

A staircase leads to a large 78 m<sup>2</sup> room with a billiard table and projector for home cinema use

- Bedroom 3: 18.6 m<sup>2</sup> with carpet and electric skylight
- Bedroom 4: 20.4 m<sup>2</sup> with carpet and electric skylight. A door leads to a small attic
- A shower room: 3.72 m<sup>2</sup>
- A WC: 1.24 m<sup>2</sup>

### OUTSIDE

The house is surrounded by a beautiful landscaped park with a variety of trees and colors. You may also have the chance to see deer and squirrels.