

Charming 200 m stone house with 4 bedrooms, garage and 300 m garden



EXCLUSIVE

INFORMATION

Town:	Arçais
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	180 m ²
Plot Size:	300 m ²



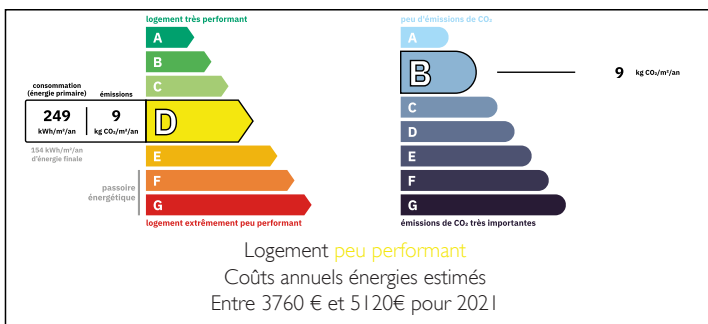
IN BRIEF

Charming 180.32 m² stone house full of character, combining old-world charm with a warm atmosphere. Spread over two levels, it captivates with its spacious rooms, authentic features, and inviting living areas.

On the ground floor, you'll find a welcoming living room, a bedroom, a toilet, and a kitchen opening onto the dining room, ideal for sharing wonderful moments with family and friends. The first floor offers a pleasant library/lounge, perfect for relaxing or reading, two comfortable bedrooms, and a bathroom with a toilet.

On the second floor, a more intimate space includes a bedroom with an en-suite bathroom and toilet, as well as a dressing room. Outside, enjoy a lovely terrace and a garden of approximately 300 m², ideal for al fresco dining and relaxation. A parking space and a separate 60 m² garage with an upper floor

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

Charming 180.32 m² stone house full of character, located in a peaceful setting in the heart of a tourist village in the Marais Poitevin. A true invitation to the good life, this property combines authenticity, comfort, and spacious rooms in a privileged location.

On the ground floor, you will find a lovely 17 m² bedroom, a warm 20 m² living room with a wood-burning stove, ideal for creating a convivial atmosphere, and a 19.5 m² kitchen opening onto a spacious 25 m² dining room, perfect for entertaining family and friends. A separate WC and a 3 m² laundry room complete this level. A magnificent wrought-iron staircase adds charm and elegance to the whole. The house also benefits from underfloor heating, providing appreciable everyday comfort.

On the first floor, a pleasant 21 m² library/lounge offers a true haven of relaxation and comfort. You will also find two spacious bedrooms of 17 m² and 27 m², as well as a large 11 m² bathroom and toilet.

The second floor offers a more intimate space comprising a 16 m² bedroom, a 5 m² bathroom with toilet, and a 6 m² dressing room.

Outside, enjoy a pleasant terrace and a garden of approximately 300 m², perfect for relaxation. A detached garage of 30 m² on the ground floor and an additional 30 m² on the upper floor complete this property, offering numerous possibilities for conversion, storage, or use as a workshop.

A rare and desirable feature is the small harbor located right next...

LOCAL TAXES

Taxe foncière: 750 EUR

NOTES