LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45204PBE79 Price: 278 200 EUR

agency fees to be paid by the seller

Beautiful Character Home on 1.3ha with No Neighbours, 6+ Bedrooms & Potential to Split







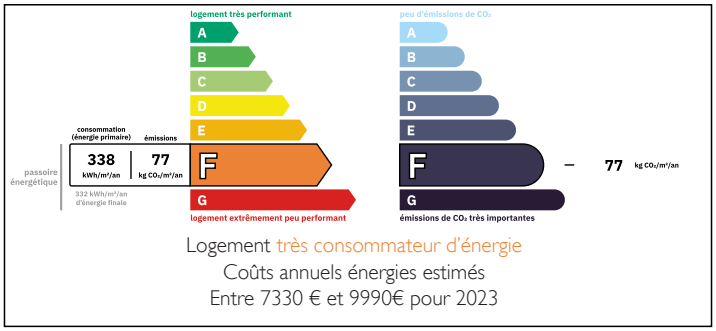








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INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	6
Bath:	3
Floor:	253 m2
Plot Size:	13140 m2

IN BRIEF

Set in complete privacy with no immediate neighbours, this beautiful character property offers space and flexibility. Located within 1.3 hectares of mature gardens and grounds, it includes polytunnels, a chicken coop, and open land ideal for animals, gardening, or peaceful countryside walks.

The main house is currently a spacious family home but is perfectly configured to be divided into two independent dwellings. It offers two kitchens, two living rooms with fireplaces, a toilet and utility room, an office or ground-floor bedroom, and two separate staircases allowing independent access to each wing.

Upstairs, the property provides a total of six bedrooms and three bathrooms, split across both sides of the house, making it ideal for multi-generational living, guest accommodation, or rental income.

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:	**1850 EUR**

NOTES

DESCRIPTION

Set in absolute privacy with no near neighbours, this substantial character property sits within 1.3 hectares of mature grounds featuring established trees, some fruit trees, greenhouses, and a chicken coop. The land offers excellent potential for smallholding use, gardening projects, or simply enjoying complete countryside tranquillity.

The property is currently configured as a large family home but has clear potential to be divided into two independent dwellings, making it suitable for multi-generational living, guest accommodation, or rental income. The layout already supports this flexibility with two separate staircases, two kitchens, and two living areas.

Renovation works have commenced but remain incomplete. The electrical installation has been partially upgraded, most windows remain single-glazed, the kitchen sliding doors require replacement, and some plasterboarding and decorative finishes are yet to be completed.

Ground Floor

The main entrance opens into a spacious kitchen (16.8 m²), leading through to a bright living room (27.9 m²) featuring a fireplace with wood burning stove. A second large living room (30 m²), also with a fireplace and wood burning stove, provides additional reception space. A second kitchen (19.4 m²) offers the possibility of creating a self-contained unit. Adjacent is a utility room (12 m²) and a downstairs WC (3.3 m²).
A separate office (12 m²), which could also serve as a ground-floor bedroom, adds further flexibility.
Off the second kitchen is a beautiful shaded outdoor terrace, perfect for outdoor dining and entertaining.
The property also includes two garages measuring 17 m² and 25 m², as well a...