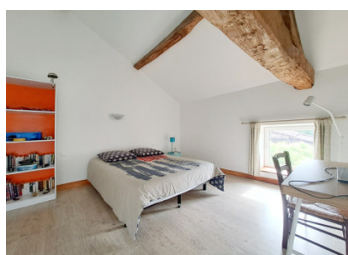
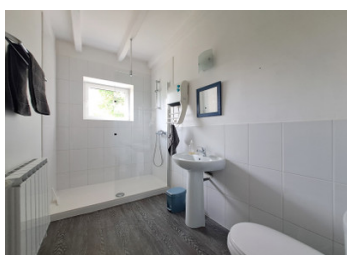


Spacious 4 Bedroom Country Home with Valley Views, Garden and Outbuildings

EXCLUSIVE



INFORMATION

Town:	Valdelaume
Department:	Deux-Sèvres
Bed:	4
Bath:	4
Floor:	233 m ²
Plot Size:	3280 m ²

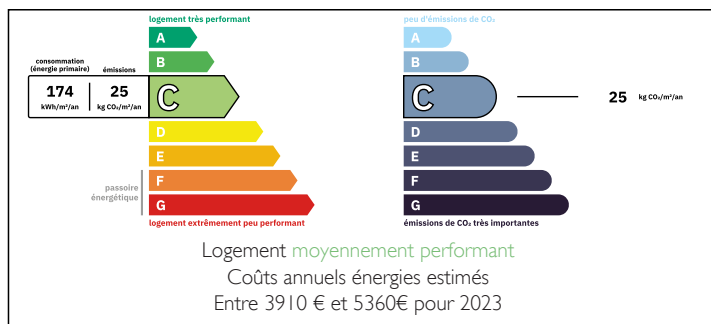
IN BRIEF

Set in a peaceful green environment, this spacious 4-bedroom country home enjoys lovely valley views, a mature garden of 3,280 m², and several useful outbuildings. The property offers generous living space, including two reception rooms, a large kitchen, four bedrooms and four shower rooms.

A particular feature is the presence of two separate staircases, allowing the house to be easily adapted into two independent living areas, ideal for multi-generational living, guest accommodation, or a holiday rental project.

The house benefits from double-glazed windows, oil-fired central heating, electric radiators and two logburners. Outside, the attractive garden includes mature trees, an above-ground swimming pool, a carport, a garage, and additional storage outbuildings.

ENERGY - DPE



A versatile property combining countryside

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

Situated in a quiet and leafy setting, this attractive country property offers spacious accommodation, flexible living arrangements, and beautiful views across the valley.

Ground Floor

- The entrance hall (19,6 m²) provides access to the main living areas.
- The bright living room (33 m²) offers a comfortable family space with feature stone fireplace and logburner.
- Separate lounge (26 m²) provides an additional reception room ideal for relaxing or entertaining. This room benefits from another logburner. If needed, this room could be transformed into a downstairs bedroom.
- The large kitchen (27 m²) has a kitchen island, a pantry and has access to the boiler room for the oil fired central heating.
- A utility room (4,8 m²) provides practical storage and laundry space.
- A shower room with WC (4,8 m²) completes the ground floor accommodation.

First Floor – Main Wing

- The first staircase leads to:
 - Bedroom 1: 24.6 m²
 - Bedroom 2: 12.7 m²
 - Bedroom 3: 15 m²
 - Bathroom: 10 m²
 - Showerroom: 4.3 m²

First Floor – Second Wing

- The second staircase leads to:
 - Large landing: 12,8 m²
 - Bedroom 4: 15.7 m²
 - En-suite shower room: 4.7 m²

This separate wing could easily be adapted into guest accommodation, creating a largely independent living space.

Outside

LOCAL TAXES

Taxe foncière: 1465 EUR

NOTES