

The Cutest Stone Cottage with Private Garden in a Village Setting

EXCLUSIVE



INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	1
Bath:	1
Floor:	33 m2
Plot Size:	275 m2

IN BRIEF

Under Offer

This truly charming stone cottage is full of character and is sure to steal your heart. Tucked away at the end of a quiet cul-de-sac, this unique little property offers a cosy and easy-to-maintain home, with all living accommodation conveniently arranged on the ground floor.

The accommodation comprises a lovely living room with kitchen area and a shower room. A mezzanine level provides additional flexible space, ideal for occasional sleeping accommodation or storage (please note that the ceiling height does not allow for standing upright).

The garden is a real highlight: completely private, enclosed by beautiful stone walls, and very easy to maintain. A small garden shed provides useful storage for tools and outdoor equipment.



ENERGY - DPE

DPE not required.

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: 280 EUR

NOTES

DESCRIPTION

This charming little stone house offers a cosy and practical living space, ideal as a holiday home, weekend retreat, or first property.

The main living area of approximately 30 m² includes a comfortable lounge area and a fitted kitchen corner. A shower room (2.75 m²) with shower, WC and washbasin completes the accommodation.

A mezzanine level provides additional flexible space, ideal for occasional sleeping accommodation, a relaxation area, or storage. Please note that the ceiling height does not allow for standing upright on the mezzanine.

The property benefits from double-glazed windows with fly screens, providing comfort and practicality throughout the year. Heating is provided by a wood-burning insert, with very low running costs of approximately 3 cubic metres of wood per year.

The house is connected to mains drainage. The roof was refurbished in 2025 and benefits from a modern under-roof membrane.

Outside, the fully enclosed garden, surrounded by traditional stone walls, offers a private and easy-to-maintain outdoor space. A small garden shed provides useful storage for tools and gardening equipment.

A delightful stone property combining character, comfort, and simplicity, located in a pleasant village setting.

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