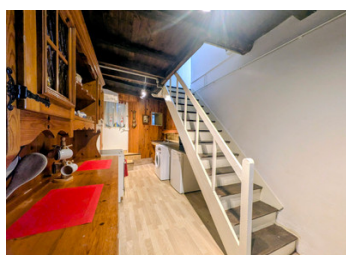


Character village house with 3 bedrooms, large barn, attic and renovation potential in Verruyes

EXCLUSIVE



INFORMATION

Town:	Verruyes
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	99 m2
Plot Size:	175 m2

IN BRIEF

Situated in the heart of the popular village of Verruyes, this spacious three-bedroom character home enjoys an enviable position overlooking the village square and is within walking distance of the boulangerie, grocery shop, bar/tabac and the Plan d'Eau leisure lake. The house offers approximately 99m² of living space together with a substantial 73m² attached barn and an attic, providing excellent potential to create additional accommodation, a workshop or hobby space (subject to any necessary permissions). To the rear, the outbuilding benefits from a recently replaced roof. The property has only a very small outside area, making it an ideal low-maintenance home or holiday property. Parthenay is approximately 20 minutes away, Poitiers Airport around 50 minutes and the Atlantic coast at La Rochelle can be reached in around 1 hour 30 minutes.

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.



DESCRIPTION

Occupying a central position overlooking the village square in the sought-after village of Verruyes, this attractive character property combines spacious accommodation with exciting development potential, all within walking distance of everyday amenities.

The village boulangerie, grocery shop and bar/tabac are just a short stroll away, while the popular Plan d'Eau de Verruyes offers lakeside walks, a sandy beach, swimming, fishing, watersports, children's play areas and a restaurant, making this a wonderful location for both permanent living and holiday escapes.

The property currently offers approximately 99m² of comfortable living accommodation arranged over two floors.

The front door opens into a 42m² lounge and dining room, where two large windows overlook the village square, filling the room with natural light.

Leading from the living room is a 12m² galley kitchen with fitted units, sink and cooker. From here there is access to the rear of the property, together with the attached barn. The ground floor also benefits from a shower room with vanity unit and shower, together with a separate WC.

On the first floor, the landing leads to three double bedrooms of approximately 11m², 11m² and 14m². Each room enjoys pleasant views across the village square and retains attractive original wooden flooring, adding warmth and character.

One of the property's greatest assets is the substantial 73m² attached barn, which offers exceptional potential for buyers wishing to increase the living space. Subject to any necessary planning permissions, this versatile area could be transformed into additional accommodation, guest suites, a workshop, artist's...

NOTES