

Detached south facing stone house with outbuildings and garden

EXCLUSIVE



INFORMATION

Town:	Villemain
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	195 m ²
Plot Size:	1294 m ²

IN BRIEF

Ground floor

Kitchen: 23.6 m²

Shower room with toilet: 6.5 m²

Study: 23.8 m²

Lounge: 41.5 m²

1st Floor

Landing: 5.8 m²

Bedroom 1: 13.4 m²

Bedroom 2: 20.9 m²

Hallway: 8 m²

Bathroom / Dressing room: 18.6 m²

Bedroom 3: 13.2 m²

Bedroom 4: 16.6 m²

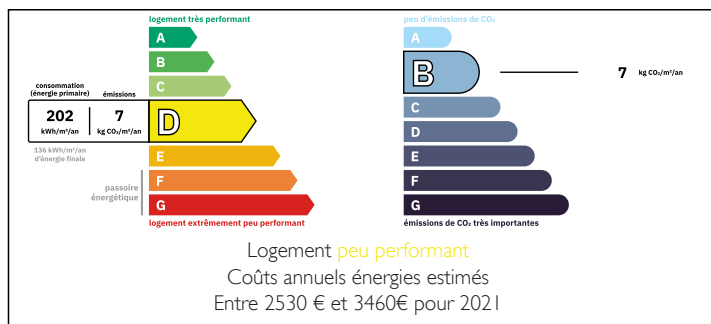
Barn: 130 m²

Workshop: 18 m²

Various small outbuildings

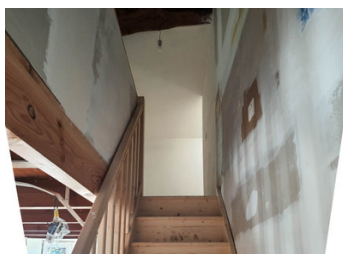


ENERGY - DPE



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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

Located in a tranquil hamlet, just 10 minutes from the market town of Chef-Boutonne and only 5 km from a village with a bakery and restaurant, this charming stone house offers 195 m² of living space with potential to be a delightful holiday retreat or a comfortable family home.

On the ground floor, it features a fitted kitchen of 23 m² enhanced by a wood-burning stove, a spacious 41.5 m² living room with a fireplace insert and a large front bay window, as well as a 23 m² room with original beams and parquet flooring, connected to the first floor by a staircase. A hallway provides access to a WC and a shower room.

Upstairs, a parquet landing leads to four generous bedrooms ranging from 13.2 m² to 20.9 m², along with a bathroom featuring a dressing area. The house benefits from PVC double-glazed windows and a heating system combining a fireplace insert, wood stove, and electric radiators. Finishing work is required, including floors and painting, as well as updating the sanitation system.

The property is complemented by several outbuildings, including a 130 m² barn, an 18 m² workshop, a small cellar, and various shelters.

South-facing, it enjoys a courtyard and a garden on a plot of approximately 1,294 m², offering a peaceful and pleasant living environment—perfect for a charming renovation project.

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

NOTES