LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46887CHR79 Price: 119 900 EUR

agency fees included: 9 % TTC to be paid by the buyer (110 000 EUR without fees)

Detached south facing stone house with outbuildings and garden

EXCLUSIVE







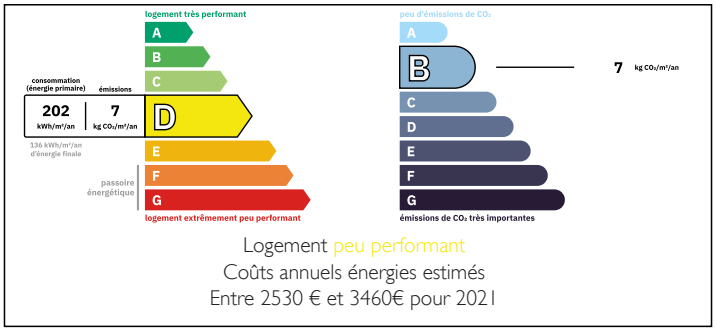








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2530 € et 3460€ pour 2021

INFORMATION

Town:	Villemain
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	189 m2
Plot Size:	1294 m2

IN BRIEF

Spacious 4-Bed Character Stone House – 10 mins Chef-Boutonne

Key Features:
Generous Volumes: 189m² of living space, including a 41.5m² lounge with insert fireplace and a 23m² fitted kitchen with wood burner.

Layout: Ground floor room with character beams + 4 large upstairs bedrooms (13m² to 20m²) and bathroom with dressing area.

Outbuildings: Huge 130m² open barn, 18m² workshop, small cellar, and multiple shelters.

Outside: South-facing courtyard and garden on a 1,294m² plot, 5 minutes to local amenities.

Potential: Finishing cosmetics & septic tank update 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

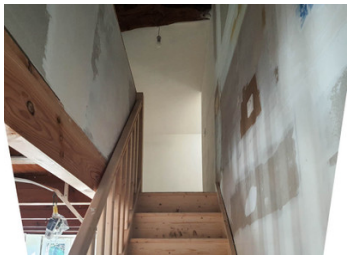
www.frenchestateagents.com

Ref: A46887CHR79 Price: 119 900 EUR

agency fees included: 9 % TTC to be paid by the buyer (110 000 EUR without fees)







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 189 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