

Exceptional 9-bedroom period residence with two independent apartments, 2,152m gardens,
Saint-Maixent-l'École



INFORMATION

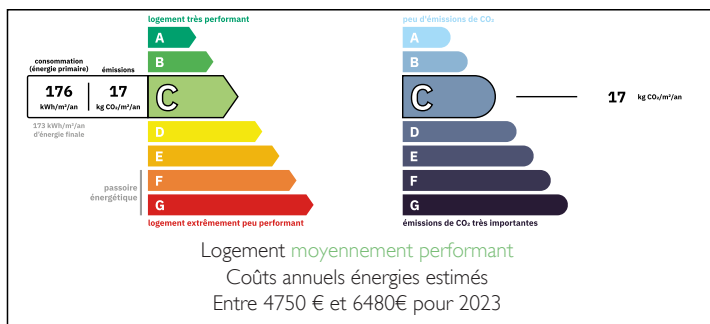
Town:	Saint-Maixent-l'École
Department:	Deux-Sèvres
Bed:	9
Bath:	5
Floor:	445 m2
Plot Size:	2152 m2

IN BRIEF

Situated in the heart of the historic market town of Saint-Maixent-l'École, this exceptional period residence offers approximately 446m² of versatile accommodation set within beautifully established gardens of 2,152m². The principal house provides six bedrooms, elegant reception rooms and a wealth of original character including fireplaces, parquet flooring, decorative mouldings and a remarkable double-revolution staircase. Two independent apartments offer excellent flexibility for extended family, guest accommodation, rental income or professional use. Extensive cellars, garages, workshops and outbuildings further enhance the property. Enjoying elevated views over the Sèvre valley, yet just a short walk from the TGV station, schools, shops and restaurants, this is a rare opportunity to acquire one of Saint-Maixent-l'École's most impressive period homes.



ENERGY - DPE



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: 3673 EUR

NOTES

DESCRIPTION

Properties of this scale and character rarely become available in the centre of Saint-Maixent-l'École. Occupying an elevated position overlooking the Sèvre valley, this impressive stone residence offers approximately 446m² of versatile accommodation, including two independent apartments, all set within beautifully established gardens of approximately 2,152m².

The principal house immediately impresses with its elegant proportions and wealth of original architectural features. High ceilings, period fireplaces, original parquet floors and decorative mouldings create a home of exceptional character, while the remarkable double-revolution staircase forms the architectural centrepiece of the property.

The ground floor has been designed for both entertaining and everyday family life. A magnificent reception room with spectacular ceiling height provides an impressive setting for entertaining, while the welcoming entrance hall leads to an office and a spacious kitchen/dining room. Large windows and doors flood the interior with natural light and open onto terraces overlooking the gardens and the valley beyond. Utility and service areas complete this level.

The first floor offers generous family accommodation arranged around spacious landings and the impressive staircase. The principal suite benefits from a private bathroom, while the remaining bedrooms retain their original charm with fireplaces and period features. Additional bathrooms and separate WCs ensure the house is well suited to family life or welcoming guests.

The upper floor provides further flexible accommodation, including additional bedrooms, a spacious sitting room, storage areas and attic space. Whether used for family, home working, hobbies or creative pursuits, this level offers excellent versatility.

Beneath the house, extensive vaulted...