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Ref: A46915CHR79 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)

Pretty detached stone house with garden







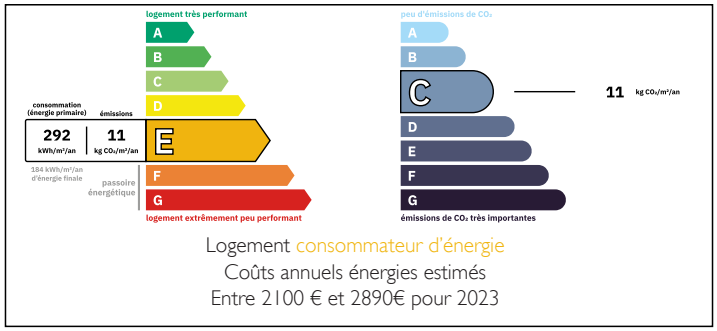








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2100 € et 2890€ pour 2023

INFORMATION

Town:	**Limalonges**
Department:	**Deux-Sèvres**
Bed:	**2**
Bath:	**2**
Floor:	**100 m2**
Plot Size:	**1661 m2**

IN BRIEF

Charming 2/3 Bed Detached Stone House – Near Sauzé-entre-Bois

Key Features:
Character Interior: 100m² cosy home with a fireplace and wood burner in the 29m² living room.

Flexible Layout: Fully fitted 12m² kitchen, 14m² dining room (potential 3rd ground floor bedroom).

Bedrooms: 2 lovely upstairs bedrooms (16 & 13m²) and a spacious family bathroom.

Outside Space: Generous 1,661m² plot with a private enclosed rear garden, sun terrace, and shed.

Specs: Wooden double glazing, compliant septic tank system.

Perfect holiday retreat.

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.
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LOCAL TAXES

Taxe foncière:	**595 EUR**

NOTES

DESCRIPTION

Nestled in a peaceful hamlet just a few kilometers from Sauzé-entre-Bois, this charming, detached stone house offers 100 m² of living space, full of character and comfort.

On the ground floor, you'll find a bright 29 m² living room with a fireplace and wood-burning stove, a fully fitted and equipped 12 m² kitchen, and a 14 m² dining room that can easily be converted into an additional bedroom if desired. A bathroom with WC (4.5 m²).

Upstairs, a landing leads to two lovely bedrooms of 16 m² and 13 m², along with a spacious bathroom with WC.

At the back of the property, a private, enclosed garden invites relaxation, featuring a terrace ideal for outdoor dining and a garden shed for extra storage.

The generous 1,661 m² plot provides ample outdoor space, perfect for enjoying the countryside setting.

The house is equipped with wooden double-glazed windows, a compliant individual sanitation system, and mixed heating (wood and electric).

A delightful property to discover without delay—ideal as a main residence or as a charming holiday home in the countryside.

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

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