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Ref: A46960CHR79 Price: 185 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (176 190 EUR without fees)

Pretty south-west facing stone house with outbuildings and garden















INFORMATION

Town:	**Valdelaume**
Department:	**Deux-Sèvres**
Bed:	**3**
Bath:	**2**
Floor:	**164 m2**
Plot Size:	**1720 m2**

IN BRIEF

Character 3-Bed Stone House, near Chef-Boutonne

On 1,720m², this stunning 164m² character home offers period features (flagstones, beams) in a peaceful setting.

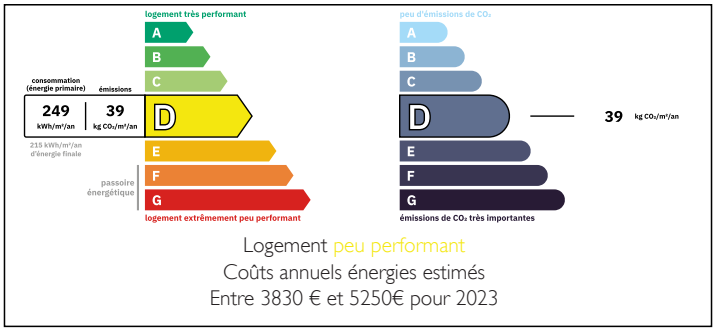
Key Features:
Authentic Charm: 164m² living space with original flagstones and exposed beams.

Flexible Layout: 3 bedrooms (inc. ground floor en-suite) + 18m² office with gîte potential.

Outside Space: 1,720m² plot with gated front courtyard and private rear garden.

Comfort: Double glazing, gas central heating. Septic tank needs modernizing.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3830 € et 5250€ pour 2023

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.

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NOTES

DESCRIPTION

Located a few kilometers from Chef-Boutonne, in a peaceful and very private setting, this charming stone house offers approximately 164 m² of living space with potential for further extension and is set on a 1,720 m² plot.

On the ground floor, the entrance opens onto beautiful original stone flagstones leading to a bright 31.43 m² living and dining room with wooden flooring, dual-aspect natural light, and a fireplace fitted with a wood-burning stove, creating a warm and welcoming atmosphere. The house also features a kitchen of approximately 10 m² and a spacious bedroom of 19.32 m² with an en-suite shower room equipped with a walk-in shower and WC. On the opposite side of the house there is an 18 m² office with large French doors opening onto the front of the property, an original bread oven, and a door providing direct access to the garden at the rear of the house.

Upstairs, a very large 45 m² bedroom with exposed beams, adding character and charm. A landing leads to a third bedroom of 18.48 m², a bathroom, and separate WC. Above the office there is also an attic that could be converted, offering additional development potential. The first floor could also benefit from an independent access via the office, making it particularly suitable for a guest suite, gîte, or independent living space.

The house is equipped with double-glazed windows and gas central heating, although the current drainage system (septic tank) is not compliant with regulations.

A large, attached...