LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47096DOW79 Price: 152 600 EUR

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

Elegant town house, with adaptable layout and timeless character Villiers-en-Plaine + 200m2 land not attached

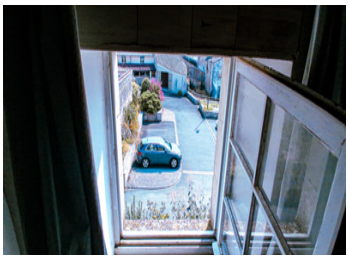














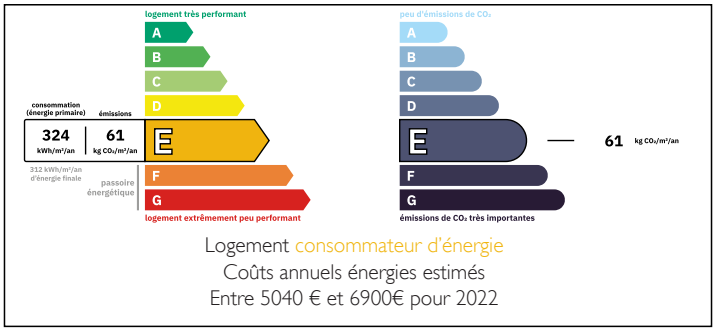
INFORMATION

Town:	Villiers-en-Plaine
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	148 m2
Plot Size:	396 m2

IN BRIEF

Cellar below, the two upper floors have been arranged to give each bedroom its own sense of independence with private shower facilities and kitchen/living areas. This unusual configuration offers a wealth of possibilities whether for a large family, teenagers wanting their own space, visiting family and friends or as separate guest accommodation for a gîte or B&B project. Elegant decoration preserves many of the property's original architectural features including beautiful ceilings and exposed beams. This is the kind of house that captures the dream of living in an old French town house with history, character and a real sense of individuality. Like a grand old dame, this wonderful property has an unmistakable sense of elegance and presence. Its historic architecture and distinctive character create a home with soul and personality that would be difficult to replicate...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5040 € et 6900€ pour 2022

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.

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47096DOW79 Price: 152 600 EUR

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







LOCAL TAXES

Taxe foncière:	**356 EUR**

NOTES

DESCRIPTION

Tucked away in the heart of the popular village of Villiers-en-Plaine, this authentic and characterful town house offers something rather different from the usual village property. With approximately 148 m² of living space arranged over three floors, its versatile layout provides an exciting opportunity for a family home, a property with independent accommodation or a potential rental or hospitality project. The house has a wonderfully flexible configuration with rooms and facilities spread across the three floors. On the ground floor, a welcoming living area with kitchen space provides the heart of the home, alongside a generous bedroom with its own private shower room. Upstairs, there are two further bedrooms together with shower room and WC. Also benefitting from their own kitchen areas, creating the possibility of independent accommodation or a private space for family and guests. The top floor continues the adaptable theme with two further bedrooms, each with its own shower-room facilities, also kitchen area, offering yet another possibility for those looking to create separate living spaces. Outside, the property has a private courtyard which provides a pleasant spot to sit outside, enjoy a morning coffee or create a small entertaining area.

The real appeal of this property lies in its versatility. Whether you are looking for a spacious family home with plenty of private rooms, somewhere to accommodate visiting family and friends or a property with potential for rental income, there is plenty here to work with. Villiers-en-Plaine...