

Historic town-centre Maison de Maître with annex, garden, pool & garage in Saint-Maixent-l'École

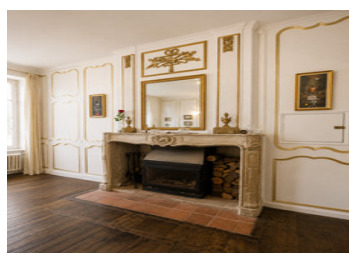


INFORMATION

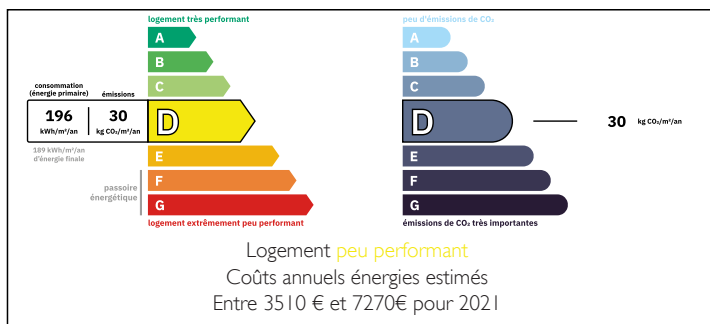
Town:	Saint-Maixent-l'École
Department:	Deux-Sèvres
Bed:	6
Bath:	4
Floor:	381 m2
Plot Size:	692 m2

IN BRIEF

Impressive attached Maison de Maître in the heart of Saint-Maixent-l'École, with a handsome stone façade, tall windows, high ceilings and period features. Substantial family accommodation plus a separate annex offering potential for guests or Airbnb, subject to requirements. Private garden with above-ground saltwater pool, large garage with first-floor storage and off-street parking. Gas central heating, mains drainage and within walking distance of the town centre and TGV station.



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.



NOTES

DESCRIPTION

This impressive historic Maison de Maître occupies a central position in Saint-Maixent-l'École, within walking distance of shops, restaurants, everyday services and the TGV railway station. Attached on either side and forming part of the historic townscape, the property is distinguished by its handsome stone façade, tall windows, high ceilings, generous proportions and period features.

Before the current owners purchased the property around ten years ago, it had remained within the same family for approximately 400 years, giving this substantial Saint-Maixent home a particularly interesting history.

The main entrance opens into a spacious hallway. The principal living accommodation includes a large salon, formal dining room, kitchen and office, providing generous spaces for both everyday family life and entertaining. Tall windows and the arrangement of the rooms towards the garden bring plenty of natural light into the house, while the high ceilings enhance the feeling of space.

The upper floors provide extensive accommodation, with generously proportioned bedrooms, bathrooms/shower rooms and additional living areas. From the upper level there are views across the rooftops of Saint-Maixent-l'École and towards the surrounding countryside.

A particularly useful feature is the annex, accessed by a half staircase from the ground floor. Providing additional accommodation away from the principal rooms of the house, it could be ideal for visiting family and friends, guest accommodation, a home office or potentially an Airbnb/holiday rental, subject to any necessary permissions and requirements.

Outside, the private garden is a real asset for a property in such a central location. It includes...