LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47514CHR79 Price: 199 900 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 093 EUR without fees)

Beautiful south facing stone house with barn and garden

EXCLUSIVE







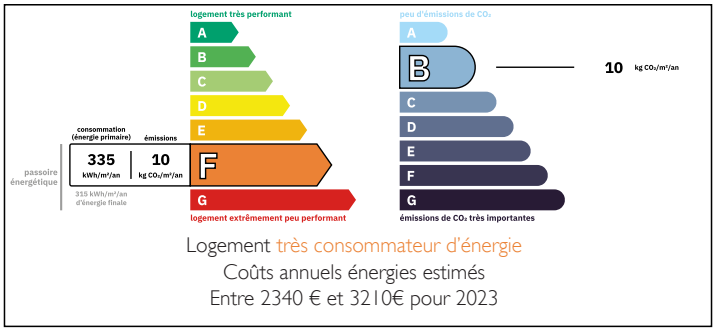








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2340 € et 3210€ pour 2023

INFORMATION

Town:	Messé
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	169 m2
Plot Size:	1501 m2

IN BRIEF

Discover the authentic charm of this beautiful, fully renovated stone country house, ideally located on the edge of a quiet village between Lezay and Couhé (just a 10-minute drive away).
Perfectly blending historic character with modern comfort, this property is completely move-in ready with absolutely no work required.

Key Features:
A bright interior flooded with natural light while remaining deeply cozy and welcoming.

An entire level dedicated exclusively to the sleeping area, ensuring maximum peace and privacy.

Fully renovated, leaving no upcoming renovation costs to expect.

Double-glazed windows throughout and an up-to-standard individual drainage system.

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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LOCAL TAXES

Taxe foncière:	**818 EUR**

NOTES

DESCRIPTION

Located on the edge of a peaceful village between Lezay and Couhé (just 10 minutes by car), this beautiful character stone house offers 160 m² of living space, comprising:

On the ground floor: entrance into a spacious 31.5 m² kitchen / dining room with tiled flooring, a beautiful stone fireplace with wood-burning stove, creating a warm and welcoming atmosphere. A bright and spacious 39 m² living room with laminate flooring and French doors opening onto the front courtyard. Hallway leading to a shower room / utility room with WC, and a very cosy 22 m² lounge with tiled flooring, stone fireplace + wood-burning stove, and French doors opening onto the courtyard.

Upstairs: a landing leading to 3 lovely bedrooms of 23.5 m², 13.5 m² and 10.45 m², all with wooden floors, exposed stone walls and beams, full of charm and character. A bathroom with WC completes this floor.

The house benefits from double-glazed windows, compliant individual drainage, and wood heating provided by the wood-burning stoves.

Outside: a large barn of approximately 75 m² and a small workshop.

A large private garden with beautiful open views over the surrounding countryside.

Set on a total plot of 1,501 m².

A charming property full of character, ideal for those seeking peace, space, and authentic countryside living.

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