LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47757CHR79 Price: 46 600 EUR

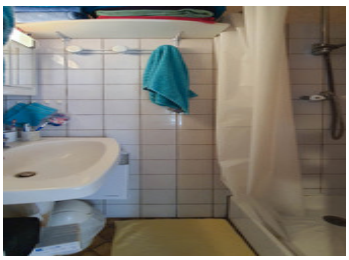
agency fees included: 6600 € TTC to be paid by the buyer (40 000 EUR without fees)

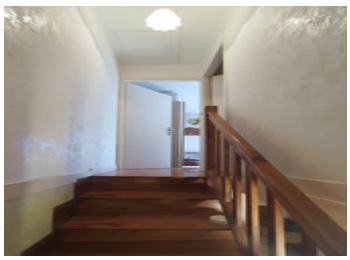
Charming small village house with shops within walking distance

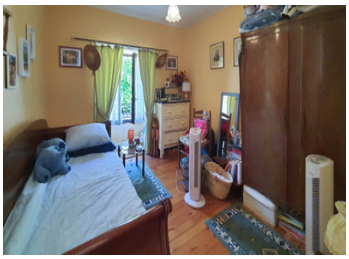














INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	52 m2
Plot Size:	224 m2

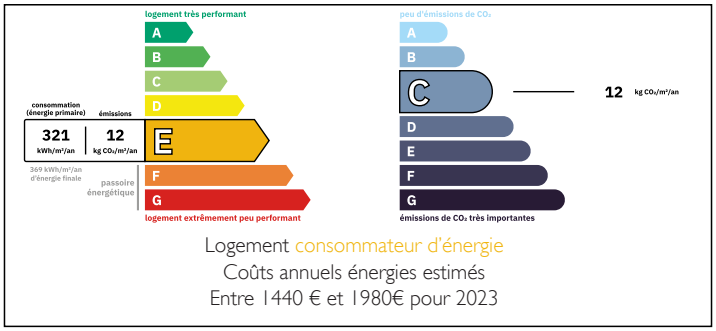
IN BRIEF

Charming village house (~52 sq.m) with shops within walking distance.The ground floor features a veranda/laundry (4.4 sq.m), a living room (20.5 sq.m) with kitchen corner, a shower room and separate toilet. Upstairs, a landing leads to 2 bedrooms on wooden floors (9 & 10 sq.m), one with a balcony (4.4 sq.m).

Key features:
Great comfort: The house benefits from mains drainage, electric heating and high-speed internet.Outbuilding & green space: Includes a 30 sq.m barn and a detached garden nearby.

Ideal first-time buyer or rental investment!

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1440 € et 1980€ 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 in the heart of a vibrant village with shops within walking distance, discover this charming house offering around 52 sq. m. of living space, complete with a large outbuilding and a quiet outdoor area.

This property is ideal for a first-time buyer, a holiday home, or a rental investment!

On the ground floor, you enter through the veranda (4.4 sq. m.) with its large bay window, which houses the laundry area (washing machine plumbing) and the electric water heater.
Extending from here is a functional living area featuring a living room (20.5 sq. m.) with a kitchen corner (built-in sink) and easy-to-maintain tiled flooring, as well as an optimized shower room (1.13 sq. m. with shower and sink) and a separate toilet.

Upstairs, a small landing leads to two bedrooms (9 and 10 sq. m.) featuring authentic wooden floors. The balcony (4.4 sq. m.), accessible from the second bedroom, is the perfect spot to enjoy a coffee in the sun.

The house benefits from mains drainage, electric heating, and high-speed internet, making it perfectly suited for modern living or remote work.

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