LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48107CB79 Price: 66 600 EUR

agency fees to be paid by the seller

Charming 2-bedroom character cottage with gardens near Ménigoute

EXCLUSIVE















INFORMATION

Town:	Ménigoute
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	71 m2
Plot Size:	1068 m2

IN BRIEF

Attractive 2-bedroom character cottage just over 2km from Ménigoute. Offering 71m² of living space, two shower rooms and manageable gardens, this appealing property would make an ideal permanent home or easy-to-maintain holiday retreat.

ENERGY - DPE

DPE not required.

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

Situated in a small hamlet just over 2km from the popular village of Ménigoute, this attractive character cottage offers approximately 71m² of comfortable living accommodation.

Full of traditional charm, the property has two bedrooms, two shower rooms, a generous living/dining room and practical, easy-to-manage outside space. Its size and layout make it equally suitable as a permanent home or a convenient French holiday property.

Ground floor

The entrance hall (2m²) leads into the spacious living/dining room (28.8m²), a welcoming room with plenty of character.

The kitchen (7.5m²) is complemented by a useful utility room (9m²). Also on this level are a shower room (3.6m²) and separate WC (1.5m²).

First floor

There are two separate staircases serving the first-floor accommodation.

From the living room, stairs lead to a bedroom of approximately 8m².

A second staircase, accessed from the kitchen, leads to a small sitting/landing area (2.3m²), a further bedroom (7.5m²) and shower room (2m²).

Outside

To the rear and side of the cottage is a gravelled area and garden of approximately 260m², providing useful outside space without requiring extensive maintenance.

There is also a separate parcel of garden measuring approximately 808m².

The manageable nature of the property and gardens makes this an appealing option for buyers looking for a French countryside base that can easily be locked up and left between visits.

The property benefits from electric heating, with drainage provided by a septic tank.

The cottage is situated just over 2km from Ménigoute, which offers local amenities and is well known for its annual wildlife film festival....