LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48438PBE79 Price: 147 500 EUR

agency fees to be paid by the seller

Character stone house in walking distance of amenities with 4 bedrooms, and walled courtyard

EXCLUSIVE



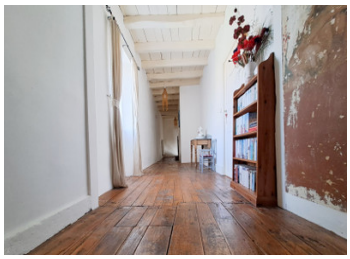




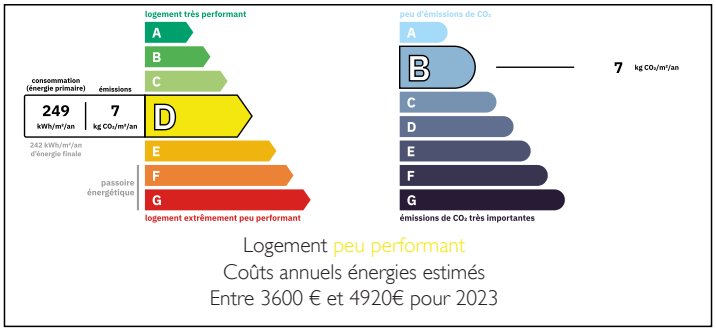








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3600 € et 4920€ pour 2023

INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	325 m2

IN BRIEF

This charming character stone house offers four bedrooms, three shower/bathrooms and generous living space in a welcoming village setting.

The ground floor features a spacious kitchen, a living room with log burner and a traditional entrance hall with flagstone flooring and an original wooden staircase.

Upstairs, two large bedrooms benefit from en-suite shower rooms, while two further bedrooms share a family bathroom. A fixed staircase leads to an attic with potential for further development.

Outside, a walled stone courtyard of approximately 150 m² provides parking and features a well. A separate barn houses the pellet boiler.

With pellet central heating, mostly double-glazed PVC windows and mains drainage, the property is

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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:	**843 EUR**

NOTES

DESCRIPTION

Full of traditional character, this spacious stone house offers four bedrooms, generous reception areas and a range of attractive original features. Located in a village with everyday amenities within walking distance, the property combines the appeal of a traditional French village home with practical features and potential for further development.

Ground Floor
- The entrance hall (18.9 m²), with its traditional flagstone floor and original wooden staircase leading to the first floor.
- The spacious kitchen (26 m²) offers plenty of fitted storage, with units in neutral colours
- The living room (38.6 m²) is a generous reception space featuring a log burner
- A utility room (5.5 m²) and separate WC (2.5 m²). There is also direct access to the courtyard.

First Floor
- The spacious landing (17 m²) retains its original wooden flooring and provides access to all four bedrooms.
- The principal bedroom (23.7 m²) benefits from its own en-suite shower room (5.4 m²), offering a comfortable and private space.
- The second bedroom (25 m²) is equally generous and has an en-suite shower room of 3.7 m².
- Two further bedrooms measure 10 m² and 16.7 m². These share a family bathroom of 6.4 m², making the layout suitable for family living or accommodating guests.
- A fixed staircase leads to the attic, which offers potential for additional living space, such as further bedrooms, a home office or a hobby room, subject to the necessary permissions and building works.

The main house benefits from:
- Central heating via a pellet boiler.
- Mostly PVC...