LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48553PBE79 Price: 99 900 EUR

agency fees to be paid by the seller

Cute detached bungalow with large garden in quiet location close to Chef Boutonne

EXCLUSIVE







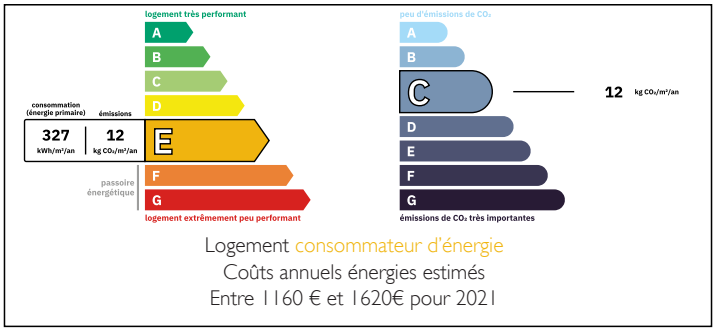








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1160 € et 1620€ pour 2021

INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	2783 m2

IN BRIEF

This charming detached bungalow is ideal for anyone seeking a peaceful home surrounded by greenery. Situated on the edge of a quiet village, less than 5 km from Chef-Boutonne and its shops and amenities, it offers a compact and practical layout.

The accommodation comprises an entrance hall, living room, separate kitchen, bedroom, additional room suitable as an office, dressing room or small second bedroom, shower room and separate WC.

The property benefits from double glazing, mains drainage and heating via a wood-burning stove and electric radiators.

Outside, a lovely lush garden provides plenty of space to relax and enjoy the tranquil surroundings.

A delightful option as a permanent home, holiday retreat or manageable countryside property.

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: **384 EUR**

NOTES

DESCRIPTION

This cute and compact detached bungalow offers a peaceful countryside setting with the benefit of being within easy reach of local amenities. Located on the edge of a quiet village and 5 km from Chef-Boutonne, it could make an appealing permanent home, a holiday getaway or a manageable property for those looking to enjoy a quieter pace of life.

Accommodation
Entrance hall (6.32 m²)
Living room (19.3 m²)
Separate kitchen (9.1 m²)
Bedroom (10.3 m²)
Shower room (4.3 m²)
Additional room (6.8 m², suitable for use as a home office, dressing room or small occasional bedroom.)
Separate WC

Outside
One of the property's main attractions is its lovely, lush garden, offering a green and peaceful outdoor space to enjoy. It provides room for gardening, relaxing outdoors or simply making the most of the quiet village surroundings.

Features and Practical Information
- Detached single-storey bungalow.
- Double-glazed windows.
- Mains drainage.
- Heating via a wood-burning stove and electric radiators.
- Quiet village-edge location.
- 5 km from Chef-Boutonne and its amenities.

A Charming Little Countryside Home
Compact yet practical, this detached bungalow offers straightforward accommodation and a pleasant garden in a peaceful setting. Its additional room provides useful flexibility, while the nearby town of Chef-Boutonne offers convenient access to everyday shops and services.