

Detached Stone House with 4 Bedrooms, 4 Reception Rooms and Lovely Garden in Deux-Sèvres

EXCLUSIVE



INFORMATION

Town:	Villemain
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	1141 m2

IN BRIEF

Located in a peaceful village in the south of the Deux-Sèvres, close to the Charente-Maritime border, this charming detached stone property offers generous living space, character features, and a countryside setting.

The house is in good overall condition and benefits from a large landscaped garden with an above-ground swimming pool, ideal for enjoying the warmer months. Additional features include a garage, veranda, and private parking space.

Inside, the property offers flexible accommodation with four reception rooms on the ground floor and four bedrooms upstairs, making it suitable for a large family, holiday home, or guest accommodation project.

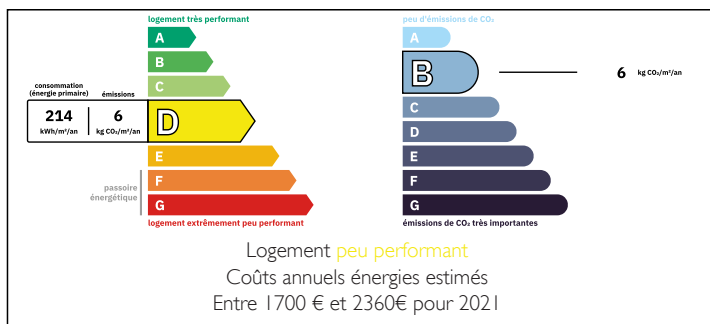
The home is fitted with double-glazed wooden windows and is heated via efficient wood-burning

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.



ENERGY - DPE





DESCRIPTION

Ground floor:

Entrance hall 24 m² (a part of this room could be turned into a downstairs bedroom)

Kitchen (19 m²)

Living room (27 m²)

Dining room (22 m²)

Pantry (3 m²)

Shower room (4 m²) with toilet

First floor:

Landing (7 m²)

4 Bedrooms (20 m², 16 m², 10 m² and 9 m²)

Bathroom (8 m²)

This is an attractive opportunity to acquire a spacious stone house full of character in a quiet rural environment, with excellent potential for family living or a holiday rental investment.

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

LOCAL TAXES

Taxe foncière: 801 EUR

NOTES