

Traditional four bedroomed house with swimming pool, large garden and outbuildings in lovely rural setting



INFORMATION

Town:	Loubillé
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	107 m2
Plot Size:	2862 m2

IN BRIEF

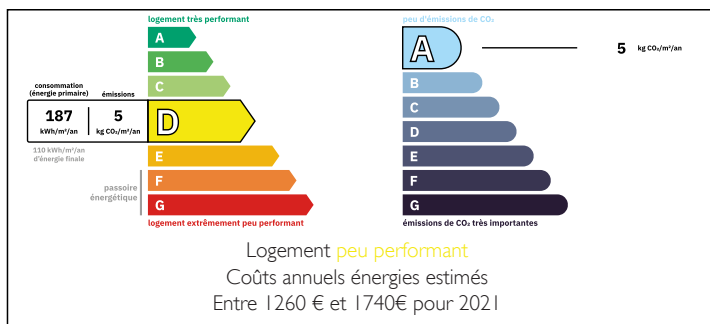
This charming country house offers the perfect blend of modern comfort and rustic charm. With three or four bedrooms, it's ideal for a family or couple looking for a peaceful retreat. The comfortable interior features exposed wooden beams, stone walls and wood-burning stoves in the living room and kitchen.

The kitchen is large enough to accommodate a table for family meals, and the living room, with its large fireplace, creates a wonderful space for gatherings and receptions.

The bedrooms, with their stone walls and beams, are bathed in natural light. There's a family bathroom and en-suite shower room.

One of the property's finest features is its swimming pool, ideal for cooling off on hot summer days. The large garden offers plenty of space for outdoor

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 840 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Measurements:

Ground floor:

Hall 12.93m²

Sitting room 29.9m² with wood burner and pompe à chaleur

Kitchen 22.93m² with wood burner (door to outside area)

WC 1.57m²

First floor:

Landing with pompe à chaleur

Bedroom one 11.23m² with en-suite shower room (2.13m²)

Bedroom two 13.67m²

Bedroom three 14.40m²

Bedroom four/study 6.42m²

Family bathroom 3.5m²

Separate WC 1.05m²

Cellar

Outside:

Large gardens

Swimming pool

Outbuildings

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