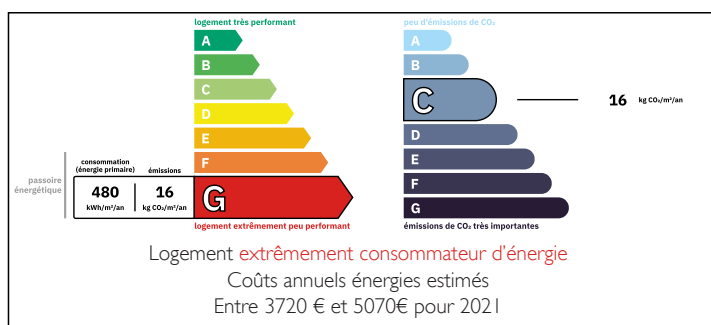


Four Dwellings, over 8000 m of Land and large Barns.



ENERGY - DPE



INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	8
Bath:	4
Floor:	331 m2
Plot Size:	8295 m2

IN BRIEF

This unique property includes two charming three-bedroom houses, two cozy one-bedroom apartments, and 8,295 square meters of land, complete with more than 1,150 square meters of outbuildings.

The first house is a bungalow featuring a spacious kitchen, a bright and airy living room, three comfortable bedrooms, a bathroom, and a separate toilet.

The ground floor offers a fully independent one-bedroom apartment with its own kitchen, dining area, and a cozy snug.

The second house, built from stone, offers three bedrooms - one conveniently located on the ground floor, and two more upstairs.

Additionally, a separate guest house with one

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.

apartments,...



DESCRIPTION

Property Overview:

Bungalow House:

Entrance Hall

Kitchen: 17 m²

Living Room: 30 m², with a door opening onto the terrace

Three Bedrooms: 11 m², 12 m², and 12 m²

Bathroom: 7 m²

Separate Toilet

The bungalow is fully habitable but would benefit from some modernisation. It currently features single-glazed windows with mechanical shutters and has a 1970s decor. The electrical system is outdated and will need updating. The property is equipped with oil-fired central heating.

LOCAL TAXES

Taxe foncière: 2195 EUR

Ground Floor apartment:

Kitchen: 11 m²

Dining Room: 14 m²

Snug/Office Room: 7 m²

Bedroom: 16 m²

Toilet: 3 m²

Shower Room: 5 m² with an Italian shower

Boiler Room: 4 m²

Cellar: 22 m²

NOTES

This ground floor benefits from double-glazed windows, updated electrics, and oil-fired central heating, shared with the main house (same boiler). The apartment is accessible from the outside and there's also a staircase connecting the two floors together.

Stone House – Ground Floor:

Entrance Hall (9 m²) – Featuring an original stone sink, a beautiful stone staircase, and natural tiled flooring.

Living Room (32 m²) – Open-plan with a kitchen area and a charming stone fireplace. A door leads directly to the terrace.

Downstairs Bedroom (19 m²) / Separate Lounge –