

Charming 2-bed mid-terrace village home near L'Absie – Ideal French retreat with courtyard and separate garden

EXCLUSIVE



INFORMATION

Town:	Saint-Paul-en-Gâtine
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	86 m ²
Plot Size:	803 m ²

IN BRIEF

Charming 2-bedroom mid-terrace property with a spacious living room, separate kitchen, and a private rear courtyard—ideal for relaxing or al fresco dining under the covered seating area, complete with a bread oven. Located in the peaceful village of Saint-Paul-en-Gâtine, surrounded by rambling walking trails and just 3 km from L'Absie with its café, bar, restaurant, and essential amenities.

Conveniently situated:

11 km from La Châtaigneraie

19 km from Coulonges-sur-l'Autize (weekly market)

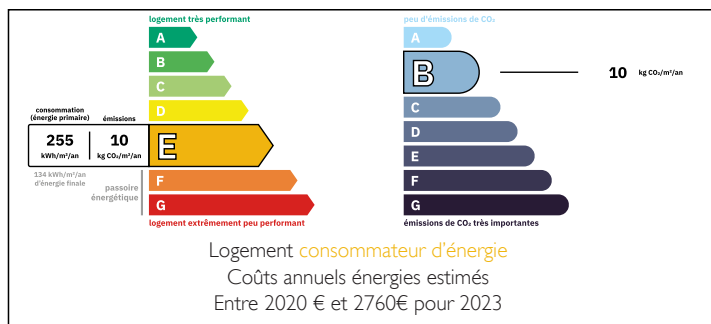
41 km to Niort with TGV links

82 km to La Rochelle, 83 km to Poitiers, and 113 km to Nantes

Ideal as a low-maintenance holiday retreat in the heart of the French countryside.



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.



DESCRIPTION

This attractive mid-terrace property offers spacious and character-filled accommodation in a peaceful village setting.

The ground floor features a generous living room (25m²) with an open fireplace, ideal for cosy evenings. The kitchen (12m²) includes a storage cupboard and staircase to the upper floor, and opens directly to a delightful rear courtyard terrace. This outdoor space includes a covered dining area, perfect for summer meals, along with a traditional bread oven.

Upstairs, the property comprises a bedroom (19m²) with access to the attic, a main bedroom (26m²) boasting far-reaching views over the beautiful Gâtine countryside, and a bathroom (7m²) with WC, washbasin, bath, and separate shower.

Opposite the house is a separate parcel of land (688m²), offering additional outdoor space or gardening potential.

All measurements are approximate.

LOCAL TAXES

Taxe foncière: 236 EUR

Taxe habitation: 241 EUR

NOTES

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