

Cute cottage with garden, outbuildings and just a short drive from the market town of Chef Boutonne

EXCLUSIVE



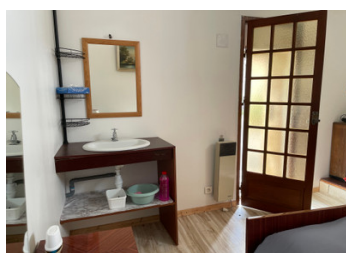
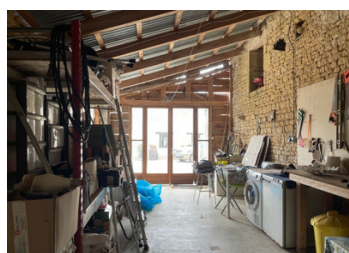
INFORMATION

Town:	Fontenille-Saint-Martin-d'Entraignes
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

This delightful traditional French cottage offers charm, character and the potential for further development — perfect for a tranquil rural escape or full-time home.

Accessed through private gates, the cottage is immediately welcoming. On the ground floor, a small entrance hall leads to a versatile office/spare bedroom and a compact shower room. To the right, a well-fitted kitchen with room for dining flows into a cosy sitting room complete with a wood-burner, which effectively heats the upper level. Stairs rise from the sitting room to a bright and comfortable double bedroom.



ENERGY - DPE

DPE not required.

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

Outside, the property continues to impress with a variety of outbuildings: a workshop, a carport (hangar), an open barn, and a partially renovated room attached to the barn — offering potential for conversion or additional accommodation. A pergola provides an ideal space for outdoor dining, and a flat base has already been prepared for a small above-ground pool. The generous garden features a well-maintained lawn and several mature fruit trees.

Located in the peaceful village of Fontenille, this property is just a short drive from the bustling market town of Chef Boutonne, offering bars, restaurants, shops, and all essential amenities.

A charming countryside retreat with scope to extend — early viewing is recommended!

LOCAL TAXES

Taxe foncière: 405 EUR

Taxe habitation: EUR

Measurements

Ground floor:

Kitchen 15.36m²

Sitting room 24.65m²

Shower room 3m²

Office 9.77m²

First floor:

Bedroom 16.77m²

Outside:

Workshop 27.97m²

Barn 50.60m²

Room attached to barn 13.31m²

Garden to the rear

All measurements are approximate.

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

NOTES