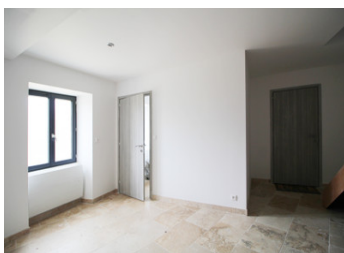


## Spacious Renovated Detached Stone House with Garden in Peaceful Countryside Setting



## INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	164 m <sup>2</sup>
Plot Size:	361 m <sup>2</sup>

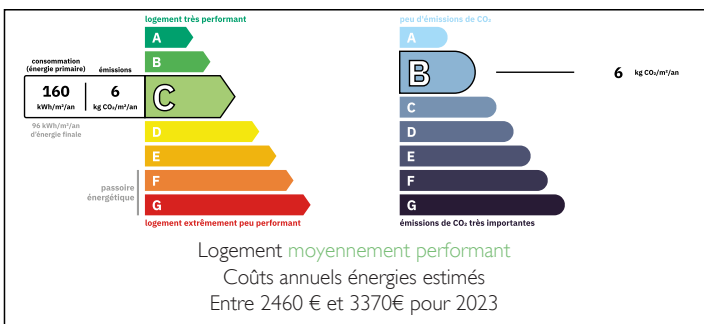


## IN BRIEF

Beautifully renovated detached stone home offering modern comfort, space, and countryside charm. With three bedrooms, a large kitchen, a bright living room with log burner, and a south-facing garden, this move-in ready property is ideal for anyone seeking peace and style in a rural setting.

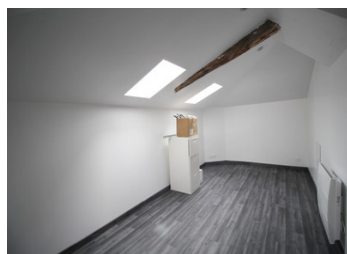
Additional highlights include travertine flooring on the ground floor, double glazing with mostly electric shutters, electric heating complemented by the log burner, and a new septic tank (2023). The south-facing garden is low-maintenance and perfect for enjoying the sun.

## ENERGY - DPE



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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 spacious renovated stone house combines modern comfort with authentic rural charm. Set in a peaceful countryside location, it's ideal as a permanent family home, holiday retreat, or remote working base in the Deux-Sèvres region.

### Ground Floor

Stylish 31 m<sup>2</sup> kitchen with sleek black units, central island, and travertine flooring.

Bright 30 m<sup>2</sup> living room with sliding doors opening to the garden and a cozy log burner.

Hallway (6.7 m<sup>2</sup>) leading to a utility room (4.5 m<sup>2</sup>) with WC, storage, and hot water boiler.

Garage (15 m<sup>2</sup>) with internal access.

### First Floor

Three generous bedrooms (15 m<sup>2</sup>, 13 m<sup>2</sup>, and 23 m<sup>2</sup>).

Office (13 m<sup>2</sup>) – perfect as a workspace, guest room, or playroom.

Modern family bathroom (8 m<sup>2</sup>) with walk-in shower, bathtub, and double vanity.

Separate WC.

### Additional Features

Fully renovated throughout in neutral, elegant tones. Travertine tiles on the ground floor for a luxury touch.

Double glazing with mostly electric shutters.

Electric heating and log burner for year-round comfort.

New septic tank (2023).

### Garden

South-facing, low-maintenance garden, perfect for outdoor dining or relaxing in the sun.

### Location

Located in a tranquil rural area, this beautifully presented home offers the perfect blend of style, comfort, and serenity. All within easy reach of local amenities and larger towns.

## LOCAL TAXES

Taxe foncière: 1500 EUR

## NOTES