

## Charming Village Pied-à-Terre to Renovate in a Friendly Village with Local Amenities

EXCLUSIVE



## INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	1
Bath:	1
Floor:	36 m <sup>2</sup>
Plot Size:	11 m <sup>2</sup>

## IN BRIEF

An ideal pied-à-terre or small renovation project in the heart of a community-minded village in the South of the Deux-Sèvres.

This compact property offers great potential for those looking for a lock-up-and-leave holiday home, first-time renovation project, or rental investment.

Located within walking distance of everyday amenities, including a grocery shop, bakery, medical centre, pharmacy, library, post office, and garage, the property combines village convenience with affordable potential.



## 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

### Property Layout

Access via external stairs leading to the living accommodation.

Living room (19 m<sup>2</sup>) with a sink beneath the window. PVC double-glazed window and door.

Bedroom (15 m<sup>2</sup>) with en-suite shower room (2.4 m<sup>2</sup>) including shower, sink, and toilet. The bedroom has a single-glazed wooden window.

Semi-underground cellar (36 m<sup>2</sup>) with good head height — currently used for storage, workshop, and utilities.

### Utilities & Features

Connected to mains drainage

No heating system currently installed

PVC double glazing in main room

### Outdoor Space & Parking

Small area to the front with potential to create an outdoor seating space

Public parking available nearby

### Additional Information

Video tour available upon request

### Location

Set in a friendly and active village in the Deux-Sèvres, this property is within walking distance of all essential services and only a short drive to larger market towns.

Perfect for those seeking a low-maintenance property in a peaceful setting, ideal for weekend breaks, holidays, or rental income.

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

## LOCAL TAXES

Taxe foncière: **164 EUR**

Taxe habitation: **EUR**

## NOTES