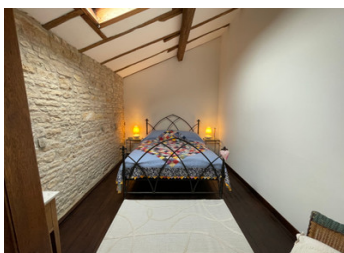


Beautifully presented three bedroom house with pool and a separate building for conversion with its own garden



INFORMATION

Town:	Messé
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	205 m2
Plot Size:	746 m2

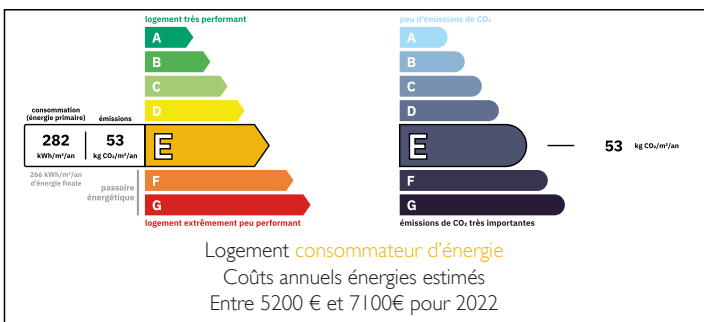
IN BRIEF

Set in the heart of a small commune in rural Deux-Sèvres, this beautifully appointed residence combines timeless French charm with elegant modern living.

A pleasant entrance hall welcomes you into the property, leading to an impressive kitchen and dining area — the true centrepiece of the home. Designed for both everyday living and entertaining, this stylish space offers generous room for culinary creativity and dining with family and friends. A handsome wood burner adds a touch of character and warmth.

Adjoining the kitchen, a charming sitting room overlooks the small rear garden. Currently used as a hobby room, it offers flexibility as an additional ground-floor bedroom or a useful study. On the other side of the hall, the principal sitting room exudes warmth and comfort, complete with a feature wood burner.

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

Upstairs, three beautifully proportioned bedrooms offer peaceful retreats. The principal bedroom features an elegant en-suite shower room, while a spacious family bathroom serves the other two bedrooms.

The exterior spaces are equally appealing. To the front, a delightful landscaped garden with a large swimming pool provides the perfect setting for outdoor relaxation and summer entertaining. The rear garden offers a private, low-maintenance alternative.

Across the quiet no-through lane lies a substantial stone outbuilding with its own traditional bread oven, opening onto a further garden area. This impressive space offers exceptional potential — ideal for conversion into a guest house, studio or leisure suite (subject to the necessary permissions).

This exceptional property presents an outstanding opportunity to acquire a well-presented country home — equally suited as a family residence or a holiday retreat.

Located near the village of Messé and just 15 minutes from the popular market town of Lezay, you are within easy reach of local amenities including shops, restaurants, and weekly markets, while still enjoying the peace and beauty of the Deux-Sèvres countryside.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Measurements

Ground floor:

Hall 10.56m²

Sitting room 35.81m²

Kitchen 34.12m²

Small sitting room 18.83m²

Laundry room 18.54m²

Pantry 10.56m²

Toilet 1.61m²

First floor:

Bedroom 21.63m² with en-suite shower room 12.77m²